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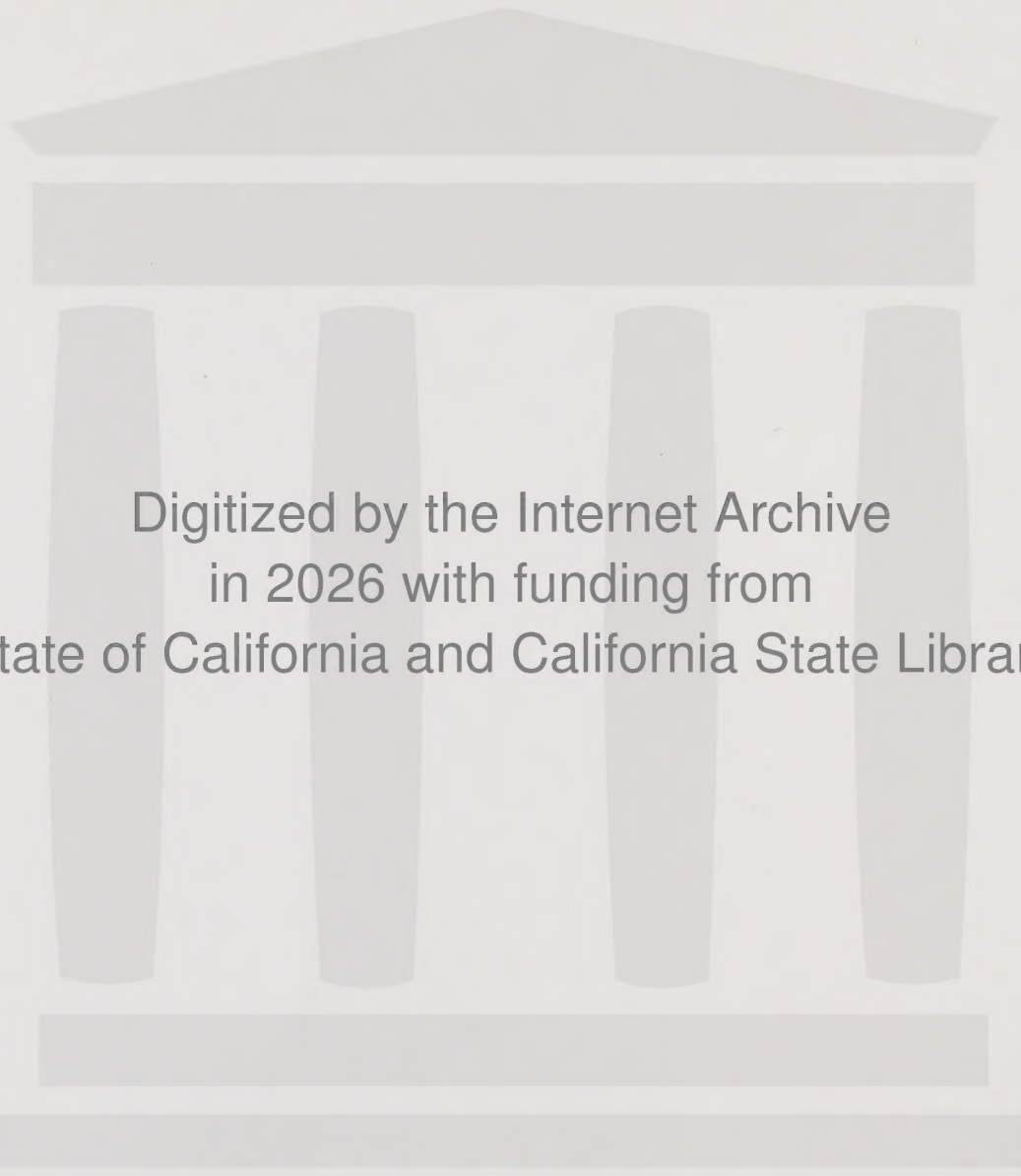
UNIVERSITY OF CALIFORNIA

OF THE PLACER COUNTY GENERAL PLAN

PLACER COUNTY
PLANNING DEPARTMENT
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As adopted by the Board of Supervisors on 3/18/03 & 5/20/03





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CHAPTER 1: INTRODUCTION

California law (Government Code Article 10.6) requires each city and county to adopt a housing element as one of the seven required elements of the General Plan. The State Legislature has found that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” (Government Code § 65580(a)). The Housing Element differs from the other required elements of the General Plan in that the State imposes more detailed requirements for information and analysis and sets a mandatory schedule for periodic update.

The Housing Element establishes policies and programs to ensure that the County is doing all it can to encourage the provision of safe, decent housing for its current and future residents. Specific State requirements for the Housing Element include the following:

- **Housing Needs Assessment.** California law requires the Department of Housing and Community Development (HCD) to project the statewide housing need and allocate the statewide need to each region. HCD assigned the regional need to the Sacramento Area Council of Governments (SACOG), which distributed the Regional Housing Needs Determination (RHND) to each city and county within the region for the 2000 to 2007 planning period on May 17, 2001.

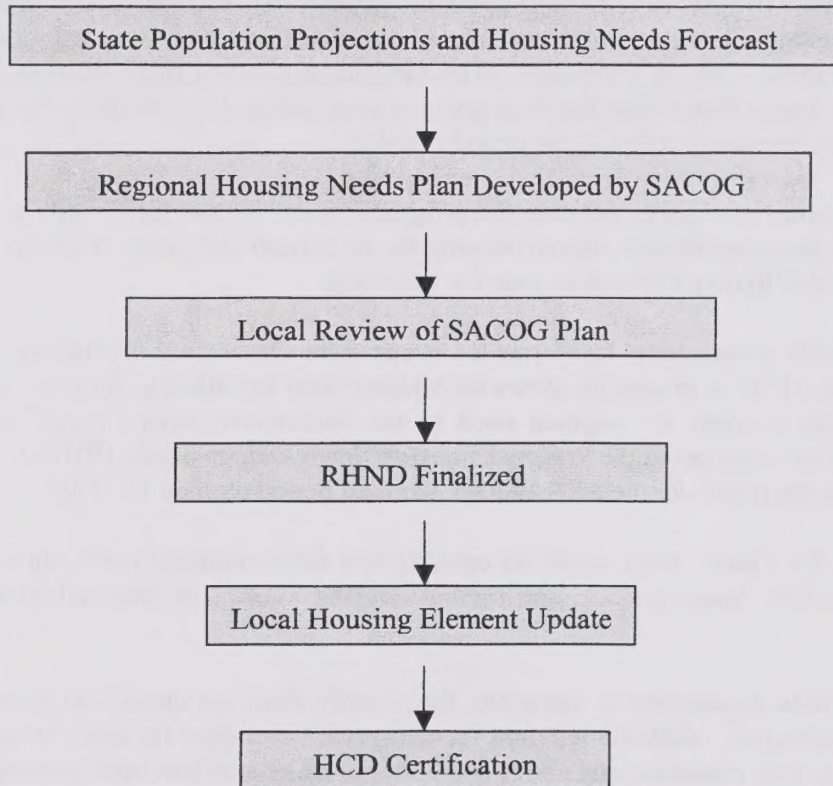
In response, the County must assess its existing and future housing needs through analyses of population trends, housing stock, and special housing needs (i.e. disabled, elderly, homeless, etc.).

After the Needs Assessment is complete, the County must set quantified objectives for new housing construction, rehabilitation, and the conservation of existing units by income category (i.e. very low, low, moderate, and above moderate) to make sure that both existing and projected housing needs are met.

- **Conduct Land Inventory.** The County must compile relevant information on sites that are suitable for residential development in terms of the zoning, size, and densities allowed by the general plan and applicable zoning, and the availability of services and infrastructure.
- **Identify Governmental and Nongovernmental Constraints.** The County must analyze the regulatory impediments to the development of housing for all income levels.
- **Review the Previous Housing Element.** The County must review the actual results of previous goals, objectives, policies and programs, and identify and explain the difference between what was projected and what was achieved.
- **Develop Program of Actions.** The County must develop housing programs that meet local housing goals and objectives and satisfy HCD requirements.

Figure 1-1 shows the housing allocation process from the State to the local level and the role of the housing element.

Figure 1-1 Housing Allocation Process



SUMMARY OF HOUSING ISSUES AND CORRESPONDING POLICES AND PROGRAMS

Placer County is a large county stretching from the rapidly developing communities east of the Sacramento metro area to the high-priced resort areas in the Lake Tahoe Basin. The County's unique physical and regulatory setting results in a diverse assortment of housing issues, opportunities, and constraints. For example, while housing production is flourishing in the southwestern portion of the County, housing production is tightly controlled in the Tahoe Basin by the Tahoe Regional Planning Agency.

Housing affordability is an increasingly important issue in Placer County with a significant number of households overpaying for housing. Placer County has in place several policies and programs to encourage affordable housing production, including density bonuses, provisions for second units, fee waivers, and mixed-use development, as well as development assistance for new construction provided by the Redevelopment Agency and the county-wide housing trust fund. In addition, the County operates several programs, such as the First-Time Homebuyers Program, Placer HEARTS, the Section 8 Housing Choice Voucher Program, and the CDBG and HOME rehabilitation programs, to directly

assist individuals and families in need of housing. Nonetheless, the County suffers from an acute shortage of emergency, transitional, and permanent affordable housing. This shortage affects not only the homeless and lower-income renters, but also first-time homebuyers. Placer County recognizes that alleviating the housing shortages in the region will take coordinated, interjurisdictional strategies. To that end, the Housing Element has incorporated a number of comprehensive, community-based programs to facilitate housing production in all income categories.

PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and recommend strategies is critical to the development of appropriate and effective housing programs. In order to facilitate this process, five public workshops/hearings were held and input was solicited from all economic groups through extensive outreach to individuals and organizations that play a key role in providing local housing opportunities and social services (see Appendix B). In addition, the Placer Consortium on Homelessness and Affordable Housing (PCOH) was consulted and updated on the Housing Element update at four of their monthly meetings. The PCOH is a countywide group of over fifty agencies, homeless resource providers, and interested individuals concerned with the provision of services to the homeless community.

Three of the public workshops (two in Auburn and one Kings Beach) were held during the development of the Draft Housing Element to inform the community of State requirements, to gather information on existing conditions, and to discuss local concerns. The Kings Beach workshop was held to discuss housing issues that are of particular concern in the Lake Tahoe basin. Four additional public hearings were held (in Auburn and Tahoe City) at regularly scheduled Planning Commission meetings after the Housing Element was released for public review. To notice these meetings, the County published legal notices in all County newspapers and sent legal notices and staff reports to all persons who indicated that they wanted to be noticed.

Public outreach will continue throughout the completion and adoption of the element, at least two additional public hearings will be scheduled, one at the Planning Commission and one at the Board of Supervisors.

GENERAL PLAN CONSISTENCY

As stated above, the Housing Element is one of seven mandatory elements of the Placer County General Plan. The Housing Element contains goals, policies and specific programs to achieve the overall goal of providing an adequate housing supply for county citizens of all income levels. For the General Plan to provide effective guidance relating to land use issues in the County, the goals, policies and programs of each element must be consistent. Specifically, the Land Use Element of the General Plan anticipates the future demand for housing and establishes goals, policies and programs that ensure an adequate supply of land designated for residential use. Further, each Community Plan contains a residential component that identifies areas suitable for additional housing, based on factors such as the availability of public services, environmental constraints and neighborhood character. This Housing Element is consistent with the policies adopted in the General Plan.

CHAPTER 2: HOUSING GOALS POLICIES AND PROGRAMS

State law requires that the Housing Element contain a “statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.” This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for Placer County.

Goals refer to general statements of purpose, and indicate the direction the County will take with respect to the housing problems identified. *Policies* are statements of the County’s position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. *Programs* are steps to be taken to implement the policies. Some of the programs contain quantified *Objectives*, which refer to the number of units that are expected to be constructed, conserved or rehabilitated through a specific program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Placer County. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take much longer to realize. The County will annually evaluate the progress and effectiveness of these new efforts. Together, these initiatives reflect a commitment to increasing affordable housing. Programs that prove effective for Placer County will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The County’s efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

AFFORDABLE HOUSING SUPPLY

GOAL A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Policies

- A.1. The County shall adopt programs and procedures with the intent of achieving its fair share regional housing allocation.
- A.2. The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- A.3. The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- A.4. The County shall give highest priority for permit processing to development projects that include a low-income residential component.

- A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- A.6. The County will consider the appropriateness of County-owned surplus land for affordable housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of affordable housing.
- A.7. The County shall apply for funds from the State and Federal government to construct affordable housing.
- A.8. The County shall evaluate the adoption of an inclusionary housing ordinance as a means of integrating affordable units within new residential development. This ordinance will identify acceptable methods to provide affordable housing which will include the following:
- a. Construction of housing on-site.
 - b. Construction of housing off-site.
 - c. Dedication of land for housing.
 - d. Payment of an in-lieu fee.
- A.9. Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.
- A.10. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- A.11. The County shall require low-income-housing units in density bonus or inclusionary projects to be developed concurrently with the market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project.
- A.12. The County shall encourage the Tahoe Regional Planning Agency (TRPA) to (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region and (b) change its regulations to permit second residential units.
- A.13. The County shall facilitate expanded housing opportunities that are affordable to the County's workforce.
- A.14. The County shall require new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways:
- Construction of on-site employee housing.
 - Construction of off-site employee housing.

- Dedication of land for needed units.
 - Payment of an in-lieu fee.
- A.15. Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.
- A.16. The County will encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.
- A.17. The Redevelopment Agency shall utilize at least 20 percent of all tax increment proceeds for low-income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate-income households, as required by State law.
- A.18. For residential projects where 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The County may waive more fees as an additional incentive for affordable housing on a case-by-case basis.

Current Programs

1. As part of a General Plan update or amendment, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially zoned land is available to achieve the County's housing objectives.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	As part of long-term planning efforts, identify areas appropriate for future housing

2. The County will periodically review and update, as necessary, the Public Facilities and Services Element, which is a strategy for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities. This review will focus on residential development of 1 unit or more per acre.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Revised facility plans

3. The County will continue to implement the Permit-Streamlining Program for affordable residential projects.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund, Application Fees
 Expected Outcome: Continued reduction in processing time

4. The County will continue to give highest priority in the development review process to senior housing, very low and low-income housing projects.

Responsible Agency/Department: Planning Department, Building Department, Public Works
 Timeframe: Ongoing
 Funding: General Fund, Application Fees
 Expected Outcome: Expedited development review procedures

5. The County will amend the zoning ordinance to clarify that the allowed residential density for mixed-use projects in a commercial zone is based on the gross lot size, without deducting the portion of the site used for commercial buildings. When amending the ordinance the County will also review opportunities to provide incentives for mixed-use development. The incentives include but are not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Zoning ordinance amendment
 Objective: 425 units in mixed-use projects

6. The County will evaluate all County-owned surplus land to determine its suitability for workforce housing affordable to low-income families. These procedures should include identifying appropriate entities to hold or acquire such land and a process for transferring the properties to these entities. These procedures should also include procedures for land swaps if sites more suitable for affordable workforce housing are to be identified. For example, the County has plans to swap land in the DeWitt Government Center with a site on Gateway Court to relocate housing currently located at DeWitt Center.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Adopted procedures

7. The County will partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage workforce housing affordable to low-income families in the unincorporated area. The County will work with these organizations to ascertain their specific needs in order to expand their ability to serve the County. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources like HOME funds, CDBG monies, fee waivers, and permit processing

Responsible Agency/Department:	Redevelopment Agency
Timing:	Ongoing
Funding:	General Fund
Expected Outcomes:	Partnerships with nonprofit for development of affordable housing, including assisting a local CHDO with their application for 2003 HOME funds.
Objective:	450 units

8. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single-family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow “hardship mobile homes” as second residential units in residential and/or agricultural zones.
- Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued use of these programs
Objectives:	350 second units 100 mobile homes in residential zones

9. The County will amend the zoning ordinance, as appropriate, to allow more flexibility and the relaxation of certain development standards as incentives for affordable housing developments. Relaxing development standards for affordable housing does not mean lower quality, and standards should not be reduced if the reduction will add to replacement or maintenance costs in the future. In fact, more emphasis should be placed on life-cycle design to reduce long-term operating costs. Any amendments to development standards should consider site and potential occupancy characteristics. The specific standards which will be evaluated include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.
- Reduction in street widths.
- Reduction in turning radius on cul-de-sacs.
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
- Limiting the requirement for sidewalks to one side of the street and reducing the width requirement.
- Reduction in plant container size and density of plantings within landscaped areas of high-density residential neighborhoods.
- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high-density residential developments when the project is located adjacent to public open space areas that may

include schools, parks, passive recreation areas, etc.

- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple complexes, which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Increase in the allowable height of buildings for affordable housing developments.
- Increase in the allowable lot coverage for affordable housing developments.
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Zoning Ordinance Amendment(s)

10. On a case-by-case basis, when evaluating possible reductions in development standards to encourage low-income housing, the County will also consider public health, safety and other important standards such as adequate open space in developments.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Zoning ordinance amendment

11. The County will utilize the density bonus ordinance to encourage rental housing. Multi-family developments with more than four units that provide at least 20 percent of the units as rentals affordable to low-income households or 10 percent of the units as rentals affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years. The County will promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Promotional material will be prepared and utilized within six months after adoption of the Housing Element
 Funding: General Fund
 Expected Outcome: Continued use of this program
 Objective: 550 units

12. The County has adopted a resolution waiving 50 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, or 20 percent of the units are affordable to low-income households. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The County may use either redevelopment set-asides or the Housing Trust Fund to subsidize the service and mitigation fees for affordable housing

developments. The County will promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.

Responsible Agency/Department: County Executive Office, Planning Department, Building Department, Public Works, Parks and Grounds Division, and Health and Human Services (HHS)
 Timeframe: Ongoing
 Promotional material will be prepared and utilized within six months after adoption of the Housing Element
 Funding: General Fund, Redevelopment set-asides, Housing Trust Fund
 Expected Outcome: Revised resolution

13. Twenty percent of the tax increment funds accruing to the Redevelopment Agency will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for low and very low-income households.

Responsible Agency/Department: Redevelopment Agency
 Timeframe: Ongoing
 Funding: Tax increment
 Expected Outcome: Low and very low-income housing
 Objective: 425 units

14. The County will continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing. Such efforts may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units.
- Allowing affordable housing developments an exemption from the requirement to secure development rights.
- Increasing the density bonus for affordable housing developments to make them more financially feasible.
- Flexibility in applying the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the CDBG program.
- Allowing bonus units for affordable housing to be assigned from a basin-wide pool.

Responsible Agency/Department: Planning Department, Redevelopment Agency, TRPA
 Timeframe: 2003 and ongoing
 Funding: General Fund
 Expected Outcome: Adopted changes in the TRPA Code to allow more affordable housing

15. The County will continue to utilize the Housing Trust Fund to acquire building sites for affordable housing, to provide “gap” financing, to leverage funds for acquiring or constructing affordable housing, or to subsidize the service and mitigation fee waivers for affordable

housing developments.

Responsible Agency/Department: Planning Department, Redevelopment Agency
 Timing: Ongoing
 Funding: In-lieu fees
 Expected Outcome: Very low and low-income housing
 Objective: 350 units

16. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.

Responsible Agency/Department: Planning Department, Redevelopment Agency
 Timing: Ongoing
 Funding: General Fund
 Expected Outcome: County coordination with local financial institutions for financing programs under the Community Reinvestment Act
 Objective: 50 units

17. The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency, the Planning Department, and Health and Human Services will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), HOME, and AB 2034 programs. The County will promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.

Recent awards include \$744,600 in HOME funds (2001), \$1,500,000 CHFA HELP loan (2002), and \$35,000 in CDBG Planning and Technical Assistance funds (2002).

Responsible Agency/Department: Redevelopment Agency, Planning Department, Health and Human Services/Adult System of Care
 Timeframe: Ongoing, depending on funding programs
 Promotional material will be prepared and utilized within six months after adoption of the Housing Element
 Funding: General Fund, Technical Assistance Grants
 Expected Outcomes: Applications for State and Federal funding for affordable housing, including 2003, 2004, and 2005 CDBG General Allocation and Planning and Technical Assistants Grants and 2004 HOME funds.

18. The County will prepare an ordinance requiring new development in the Sierra region to provide employee housing consistent with Policy A.14. The Planning Department will have a draft employee housing ordinance for public review no later than December 31, 2002. This ordinance will create the following methods to provide housing: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment

of an in-lieu fee.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: New ordinance
 Objective: 475 units

New Programs

19. The County has adopted a mandatory inclusionary housing ordinance that requires 15 percent of units in market-rate developments to be affordable to very low, low, and moderate-income households in the North Lake Tahoe and North Auburn redevelopment project areas. The Planning Department will have a draft inclusionary housing ordinance that applies to the entire County for public review no later than December 31, 2002. This ordinance will identify acceptable methods to provide affordable housing which include the following: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units (to be used only for small development projects or if on-site space is not available).
- Developer incentives, such as cost offsets.
- Administration of affordability control.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Evaluation of an inclusionary housing ordinance

20. In order to meet the housing shortfall identified in the vacant land inventory, the County will rezone parcels to multi-family residential (RM) and create a surplus of land for high-density residential development of 10 percent more than the additional units needed for very low and low income housing (See Tables 3-13 and 5-2). This process will occur in four phases as outlined under the timeframe established below. The RM district allows 21 units per acre. The County shall consider allowing higher densities on rezoned parcels. All parcels rezoned should have access to water and sewer during the planning period. The County has been awarded a \$35,000 P/TA Grant to complete this analysis. In addition, the County will implement the rezonings with each community plan update, specific plan, independent general plan amendment, and/or rezonings as suitable sites are identified. To effectively implement this program, the County will establish an adequate sites monitoring process by creating a database to track adequate sites and affordable housing developments. If affordable housing development is not occurring at a pace sufficient to meet the State housing allocation, the

County will investigate the impediments to affordable housing production and recommend alternative strategies.

Responsible Agency/Department:	Planning Department
Timeframe:	30 percent of the required rezoning will occur in 2003 (land for approximately 105 high density units) 30 percent of the required rezoning will occur in 2004 (land for approximately 105 high density units) 30 percent of the required rezoning will occur in 2005 (land for approximately 105 high density units) 10 percent of the required rezoning will occur in 2006 (land for approximately 35 high density units)
Funding:	General Fund
Expected Outcome:	Adequate sites as defined by Government Code Section 65583(c)(1) rezoned to accommodate the County's housing allocation

21. The Placer County Zoning Ordinance allows for single-family development in the Residential Multi-Family zoning district. Due to the loss of multi-family sites to single-family construction, the County shall amend the Zoning Ordinance to prohibit the development of single-family residential in the Residential Multi-family zoning district (where densities would permit an affordable housing project) consistent with State law and only when low or moderate income housing is guaranteed.

Responsible Agency/Department:	Planning Department
Timeframe:	2003
Funding:	General Fund
Expected Outcome:	Amend Zoning Ordinance

22. Complex processing procedures in permit issuance can be a major obstacle in affordable housing developments due to tight timelines imposed by State and Federal funding programs. Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County will review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review. The review will include, but is not limited to

- Evaluating critical land use processes and working with a consultant to identify possible improvements.
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues.
- Training and cross-training for new tools and processes.
- Greater public outreach and education.
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County web site.
- Assuring that the new land-development building being designed for DeWitt Center improves coordination between departments and enhances resource sharing.

- Purchase and install an automated permit routing and tracking system.

Responsible Agency/Department: Planning Department, Public Works, Environmental Health, Economic Development, Building and Facility Services
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Reduced processing times for affordable housing developments

23. The County will amend the zoning ordinance to conditionally allow accessory apartments, such as detached units over garages, within all residential projects to provide another source of affordable housing. These units can increase the density of an area without changing the pattern of single lot private ownership.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Amend Zoning Ordinance
 Objective: 250 units

24. Infill sites are generally more difficult to develop due to issues such as site clean-up, land assembly, and compatibility with surrounding development. To facilitate development of infill projects, the County will evaluate the feasibility of adopting an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development.

Responsible Agency/Department: Planning Department
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: New ordinance
 Objective: 160 units

25. Land banking involves the acquisition of land by public agencies for use in future development. Land banking can preserve sites for affordable housing until resources are available for construction and long-term financing. Through this technique the County can control the location, timing, cost, and nature of development. The County will investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

- Conducting a land inventory of publicly owned land and examine the feasibility of their use for housing development.
- Contacting other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, religious institutions, and other landowners, to identify potential sites for acquisition.

- Including land donations as an option to developers in meeting inclusionary housing requirements.
- Evaluating the use of redevelopment set-asides and housing trust funds for securing sites.
- Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units.
- Seeking input from housing developers and the community on program objectives and constraints.

Responsible Agency/Department: Planning Department, Redevelopment Agency
Timeframe: 2003
Funding: General Fund, Housing Trust Fund
Expected Outcome: New affordable housing program

26. The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas. The legislative platform includes, but is not limited to, the following items:

- Revision of Federal and State statutes and regulations to allow dormitories to be considered housing for resort workers. Federal and state funds are available to build housing for farm workers, but the same provisions cannot be used to serve resort communities, who also rely on a seasonal and transitory workforce.
- Amend Federal and State low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories.
- Increase the income limits and the allowable sales price for the “HOME” Program.
- Allow affordable housing outside of TRPA’s urban limit line. Some sites, such as surplus school sites, that could be good sites for affordable housing are unavailable for development, because they are outside the urban limit line, a growth control boundary.
- Grant the Lake Tahoe basin entitlement status for CDBG funds. This would result in a more flexible and dependable source of funds.
- Exempt affordable housing from the State prevailing wage law. The recently passed Senate Bill 975 requires the payment of prevailing wages on CDBG financed owner-occupied rehabilitation for low-income households.

Responsible Agency/Department: County Executive Office, Planning Department, Redevelopment Agency, HHS
Timeframe: 2003 and ongoing
Funding: General Fund
Expected Outcome: Continued support of legislative platform

27. Because housing policies and programs are developed and implemented by the Planning Department, Health and Human Services, and the Redevelopment Agency, the County shall ensure that these departments continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed. Such interdepartmental coordination could include a working group, periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.

Responsible Agency/Department: Planning Department, Redevelopment Agency, HHS
 Timeframe: 2003 and ongoing
 Funding: General Fund
 Expected Outcome: Increased interdepartmental coordination

28. The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units. For example, the Planning Commission has requested that TRPA reevaluate the prohibition on secondary dwelling units in single-family zoning districts.

Responsible Agency/Department: Planning Department, Redevelopment Agency
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Investigation of new mechanisms to facilitate workforce housing in the Lake Tahoe area

GOAL B: To promote quality residential development in the County.

Policy

- B.1. The County encourages residential development of high architectural and physical quality that is compatible with neighboring land uses.

Current Programs

29. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continued implementation of design guidelines

CONSERVATION/ REHABILITATION

GOAL C: To conserve the County's current stock of affordable housing.

Policies

- C.1. The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.
- C.2. The County shall continue to apply for CDBG, HOME, and other similar State and

Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.

- C.3. Private financing of the rehabilitation of housing shall be encouraged.
- C.4. The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in the replacement of such affordable housing.
- C.5. The County shall require the abatement of unsafe structures while giving property owners ample time to correct deficiencies.
- C.6. The demolition of existing multi-family units should be allowed only when a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance by the landlord.
- C.7. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- C.8. The County shall continue to provide Section 8 assistance to eligible households.
- C.9. The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety.

Current Programs

- 30. The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.

Responsible Agency/Department:	Redevelopment Agency
Timeframe:	Ongoing
Funding:	CDBG
Expected Outcomes:	CDBG applications annually
Objective:	150 units rehabilitated

- 31. The County will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund

- 32. The County will adhere to State law regarding mobile home conversions.

Responsible Agency/Department:	Planning Department
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Timeframe: Ongoing
Funding: General Fund

33. The County will continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.

Responsible Agency/Department: Placer County Housing Authority/Health and Human Services
Timeframe: Ongoing
Funding: Section 8/Federal Choice Voucher Funds/U.S. Department of Housing and Urban Development (HUD)
Expected Outcome: Continued and expanded Section 8 Housing Choice Voucher Program
Objective: Achieve and maintain 100 percent lease-up or allocation utilization rate, and apply for additional fair share vouchers when eligible.

New Programs

34. The County currently provides code enforcement that aims to preserve and maintain the livability and quality of homes in Placer County. Code enforcement officers investigate violations of health, safety, and property maintenance standards and encourage eligible property owners to seek assistance through the CDBG rehabilitation program. The County's Code Enforcement Officers will continue to work with property owners to preserve the existing housing stock.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Preservation of the existing housing stock
Objective: 275 units preserved

PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing.

GOAL D: Preserve all at-risk units within the unincorporated County.

Policies

- D.1. The County shall strive to preserve all at-risk dwelling units in the unincorporated County.
- D.2. At least two years notice shall be required prior to the conversion of any units for low-income households to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The units were required by an inclusionary zoning ordinance.
- The project was granted a density bonus.
- The project received other incentives.

Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County Redevelopment Agency, and the residents of at-risk units.

Current Programs

35. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.

Responsible Agency/Department:	Redevelopment Agency
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

36. The County will include in all existing and new incentive or regulatory programs requirements to give notice prior to the conversion of any units of low-income households to market-rate units as described in Policy D.2.

Responsible Agency/Department:	Planning Department, Placer County Housing Authority/Health and Human Services
Timeframe:	2003
Funding:	General Fund
Expected Outcome:	Revisions to all housing incentive and regulatory programs

SPECIAL NEEDS

GOAL E: To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, and the disabled. (The homeless are addressed under Goal F.)

Policies

- E.1. The development of housing for seniors, including congregate care facilities, shall be encouraged.

- E.2. County policies, programs and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.
- E.3. The County will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
- E.4. The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

Current Programs

- 37. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continue existing incentives
Objectives: 600 units

- 38. The County will continue to allow small group housing developments and residential care facilities (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continue existing program
Objective: 20 group housing developments for disabled persons and facilities for 120 clients in residential care facilities

New Programs

- 39. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:

- Entrances to homes without steps.
- Hallways and doors that comfortably accommodate strollers and wheelchairs.
- Lever door handles and doors of the appropriate weight.
- Electrical outlets that can be accessed without having to move furniture.
- Rocker action light switches to aide people with a loss of finger dexterity.
- Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights.
- Kitchens with varying counter heights.

The County will work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.

Responsible Agency/Department: Planning Department, Building Department
 Timeframe: 2003 and ongoing
 Funding: General Fund
 Expected Outcome: A greater number of homes that accommodate people of different abilities.

40. Review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws that protect people with disabilities. For example, current regulations, policies, and practices should be reviewed to ensure that they do not:

- Deny housing based upon the disability of the residents.
- Impose special restrictions on disability related services.
- Characterize congregate living arrangements as a business.
- Impose restrictions on ADA retrofits.

Responsible Agency/Department: Planning and Building Department
 Timeframe: 2003 and ongoing
 Funding: General Fund
 Expected Outcome: Review regulations, policies, and practices, and amend, as appropriate

41. Although the County's residential care homes ordinance complies with State law, due to the lack of transitional and permanent supportive housing, the County should consider increasing the limit on the number of adults allowed in residential care home as a use by right.

Responsible Agency/Department: Planning Department, HHS
 Timeframe: 2003
 Funding: General Fund
 Expected Outcome: Review of the residential care homes ordinance and analysis of the benefits of amending the ordinance to accommodate more adults as a use by right

42. The County will amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone". The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

Responsible Agency/Department: Planning Department
 Timeframe: Zoning ordinance amendment adoption within six

Funding:	months of Housing Element adoption General Fund
Expected Outcome:	Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of farmworker housing

THE HOMELESS

GOAL F: To alleviate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

Policies

- F.1. The County shall continue to contribute to emergency shelter programs that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County.
- F.2. The County will assist various nonprofit organizations involved with emergency shelter(s) and other aids to homeless persons.
- F.3. The County shall assess the system-wide delivery of services and expenditures aimed at assisting those who are homeless to ensure that funding is appropriated judiciously and local efforts are not duplicated.
- F.4. The County shall work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency (i.e., support and implement a “Continuum of Care” strategy).

Current Programs

- 43. The County will continue to contribute toward the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department:	Health and Human Services
Timeframe:	Ongoing
Funding:	General Fund/State Emergency Shelter Program/HUD/other specialized funding
Expected Outcome:	A “Continuum of Care” strategy

New Programs

- 44. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. Although there are some organizations providing services to the

homeless, Placer County has no emergency shelter. The County shall identify sites for use as emergency shelters. Appropriate sites have the following characteristics:

- Close to public services and facilities and easily accessible from areas where homeless persons congregate.
- Zoning classifications that allow the siting of an emergency shelter, and zoning regulations that do not impede their development, the use of the facility, or the conversion of an existing structure for such use.
- Development standards, such as parking requirements, fire regulations, and design standards, that do not impede the efficient use of the site.

Responsible Agency/Department: Planning Department, Health and Human Services
 Timeframe: 2003
 Funding: General Fund/other
 Expected Outcome: Identification of suitable sites for emergency shelters

45. Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County does provide some transitional and permanent supportive housing in the form of group housing. However, due to the unmet need for these services, the County shall identify additional sites for use as transitional and permanent supportive housing. Appropriate sites have the following characteristics:

- Close to public services and facilities.
- Zoning classifications that allow the siting of a transitional housing and permanent supportive housing, and zoning regulations that do not impede their development, the use of the facility, or the conversion of an existing structure for such use.
- Development standards, such as parking requirements, fire regulations, and design standards, that do not impede the efficient use of the site.

Responsible Agency/Department: Planning Department, Redevelopment Agency, Health and Human Services
 Timeframe: 2003
 Funding: General Fund/ other
 Expected Outcome: Identification of suitable sites for transitional and permanent supportive housing

46. Emergency and transitional housing for the homeless is not a defined land use in the Placer County Zoning Ordinance. The County shall amend the zoning ordinance to include these as an allowed land uses in the following zone districts with the indicated permit requirements:

- Residential Multi-family (RM) – Zoning Clearance
- Neighborhood Commercial (C1) – Minor Use Permit
- General Commercial (C2) – Conditional Use Permit
- Commercial Planned Development (CPD) – Conditional Use Permit
- Highway Service (HS) – Minor Use Permit

- Motel District (MT) – Zoning Clearance
- Resort (RES) – Minor Use Permit

Emergency or transitional housing proposed in these districts should follow the prescribed development standards. These standards do not pose a constraint to the development of these types of facilities.

Responsible Agency/Department:	Planning Department
Timeframe:	The zoning ordinance will be amended within six months of the adoption of the Housing Element
Funding:	General Fund
Expected Outcome:	Zoning Ordinance Amendment

ENERGY CONSERVATION

GOAL G: To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs to Placer County residents.

Policies

- G.1. All new dwelling units shall be required to meet current State requirements for energy efficiency. Retrofitting of existing units shall be encouraged.
- G.2. New land use patterns should encourage energy efficiency, to the extent feasible.

Current Programs

47. The County will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department:	Planning Department, Public Works Department, Building Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	New subdivisions that are oriented for solar access, to the extent practical

48. The County will provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County will promote this program by posting information on their web page and creating a handout to be distributed with land development applications.

Responsible Agency/Department:	Building Department
Timeframe:	Ongoing
	Promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits

49. The County will encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities. The County will promote this program by incorporating policies that encourage efficient energy use into new and updated land use plans.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Policies that encourage efficient energy use

EQUAL OPPORTUNITY

GOAL H: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.

Policies

- H.1. The County declares that all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status or sexual orientation shall have equal access to sound and affordable housing.
- H.2. The County will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Current Programs

50. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County will post this information on the County web site.

Responsible Agency/Department:	Placer County Housing Authority/Health and Human Services, Placer County Library
Timeframe:	Ongoing Promotional material will be prepared and utilized within six months after adoption of the Housing Element
Funding:	General Fund
Expected Outcome:	Distribution of information regarding equal access to housing

51. Placer County has no fair employment and housing board, therefore complaints are referred to the State Department of Fair Employment and Housing. The County will refer low and very

low-income people who suspect discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department: Housing Authority/Health and Human Services
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information

52. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the County will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. The County will promote its reasonable accommodations procedures on its web site and with handouts at Health and Human Services.

Responsible Agency/Department: Planning Department/Health and Human Services
 Timeframe: 2003
 Promotional materials will be available within one month of adoption of the ordinance
 Funding: General Fund
 Expected Outcome: Adoption of new ordinance

Table 2-1 Summary of Programs with Quantified Objectives

		Very low	Low	Moderate	Above Moderate	Total	C/R/P
Affordable Housing Supply							
Program 5	Mixed-use Development	152	100	100	73	425	C
Program 7	Non-profit partnerships	250	200	0	0	450	C
Program 8	Various Incentive Programs	225	225	0	0	450	C
Program 11	Density Bonus Ordinance	250	300	0	0	550	C
Program 12	Fee Waiver Program	100	150	0	0	250	C
Program 13	Redevelopment	200	225	0	0	425	C
Program 15	Housing Trust Fund	200	150	0	0	350	C
Program 16	Community Reinvestment Act	0	20	30	0	50	C
Program 18	Employee Housing Ordinance	225	250	0	0	475	C
Program 23	Accessory Apartments	100	100	50	0	250	C
Program 24	Infill Development Facilitation	35	25	50	50	160	C
Conservation/Rehabilitation							
Program 30	CDBG Rehabilitation Funds	70	80	0	0	150	R
Program 33	Section 8	176	100	0	0	276	P
Program 34	Code Enforcement	75	100	100	0	275	R
Special Needs							
Program 37	Senior Housing	200	200	100	100	600	C
Program 38	Group Housing	10	10	0	0	20	C
Total Program Objectives		2,268	2,235	430	223	5,156	
Housing Starts and Approved Projects**		37	299	585	2,845	3,766	C
Anticipated Additional Market-rate Units		0	0	1,000	2,000	3,000	C
Total Units		2,305	2,534	2,015	5,068	11,922	
State Housing Allocation		2,264	1,801	1,797	2,779	8,641	
Estimated Surplus		41	733	218	2,289	3,281	

Notes:

N/A—No quantified objective associated with this program

C—New Construction

R—Rehabilitation

P—Preservation/conservation

**This information obtained from Placer County housing starts reports for 2000 and 2001 and construction estimates over the planning period for approved projects. The breakdown between income categories is based on best available data for housing costs.

Table 2-2 Quantified Objectives

	Very low	Low	Moderate	Above Moderate	Total
New Construction ***	1,984	2,254	1,915	5,068	11,221
Rehabilitated	145	180	100	0	425
Conserved	176	100	0	0	276
Total Units	2,305	2,534	2,015	5,068	11,922

Notes:

***Includes Estimated Housing Starts and Approved Projects from Table 2-1.

CHAPTER 3: HOUSING NEEDS ASSESSMENT

A significant component of the Housing Element update is the determination of existing and future housing needs through analysis of demographics, special housing needs, existing housing stock, housing costs, and the Regional Housing Needs Determination (RHND). Much of the information used for this analysis was derived from Census 2000 data. However, some Census 2000 data, such as income, housing values and rents, have not been released. In cases where Census 2000 information was not available, 1990 Census data and other sources of information were used.

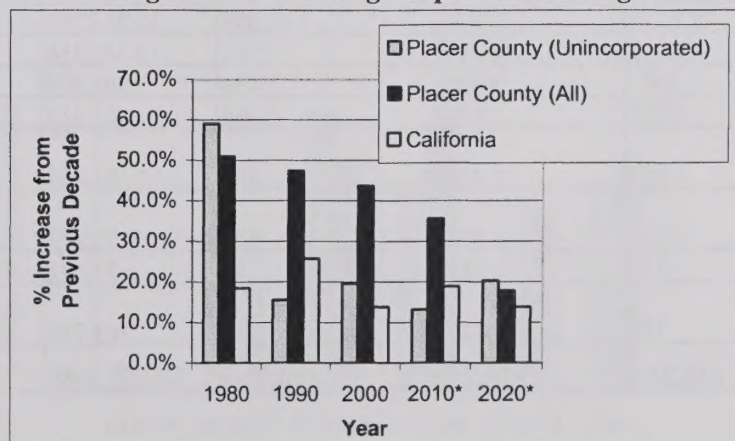
POPULATION CHARACTERISTICS

The population trends, demographics, and special housing needs (i.e. disabled, homeless, elderly, etc.) of a community largely determine the amount and type of housing needed. This section reviews the population characteristics of unincorporated Placer County and compares these figures to all of Placer County (incorporated and unincorporated), the State, and the Nation, where appropriate, to ascertain the relative significance of demographic related issues at the County level.

Population Trends

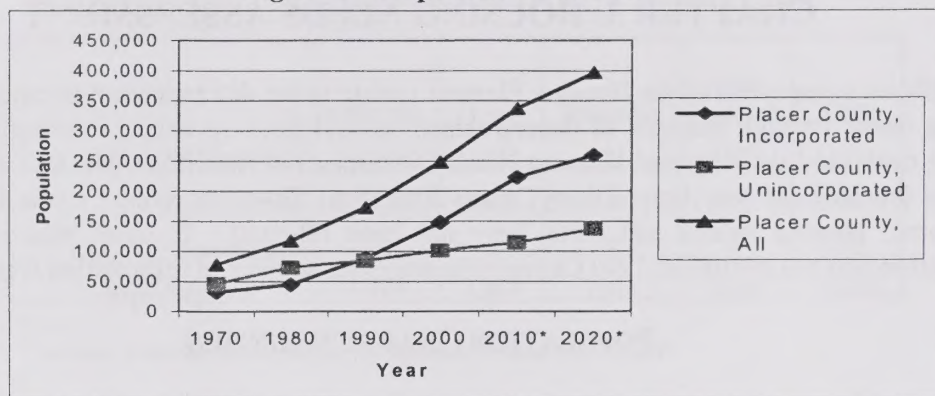
Placer County is the fastest growing county in California and one of the fastest growing counties in the United States. In the last decade, Placer County's unincorporated population increased by 20 percent, while the County's total population increased by more than 43 percent. In comparison, California's population increased by just 14 percent. The majority of the County's population growth occurred in the incorporated areas of the County, such as, Rocklin, which experienced a 91 percent population increase, Lincoln, which experienced a 55 percent increase, and Roseville, which experienced a 79 percent increase. (See Figures 3-1 and 3-2)

Figure 3-1 Percentage Population Change



Source: State of California Department of Finance

*County figures are SACOG Projections/State Figures are DOF projections

Figure 3-2 Population Growth

Source: State of California Department of Finance and SACOG

* SACOG Projections

Race and Ethnicity

While the 2000 census data found that the majority of Placer County's population is white (87 percent), this figure was down slightly from the 1990 Census (91 percent). Hispanics make up approximately 8 percent of the total population. All other racial categories were represented in Placer County during the 2000 Census, but together make up less than 4 percent of the County's population. (See Table 3.1)

Table 3-1 Placer County and State Population Breakdown by Race, 2000

Race/ethnicity	Placer County			California	Percentage of Population	
	Total Population	Incorporated	Unincorporated	Total Population	Unincorporated Placer County	California
White (non- Hispanic)	207,236	119,640	87,596	15,816,790	86.97%	46.70%
Hispanic	24,019	16,308	7,711	10,966,556	7.66%	32.38%
Asian	7,148	5,312	1,836	3,648,860	1.82%	10.77%
Two or more races	5,753	3,697	2,056	903,115	2.04%	2.67%
Black or African American	1,896	1,428	468	2,181,926	0.46%	6.44%
American Indian & Alaska Native	1,687	872	815	178,984	0.81%	0.53%
Some other race	336	188	148	71,681	0.15%	0.21%
Native Hawaiian & Other Pacific Islander	324	229	95	103,736	0.09%	0.31%
Total	248,399	147,674	100,725	33,871,648	100.00%	100.00%

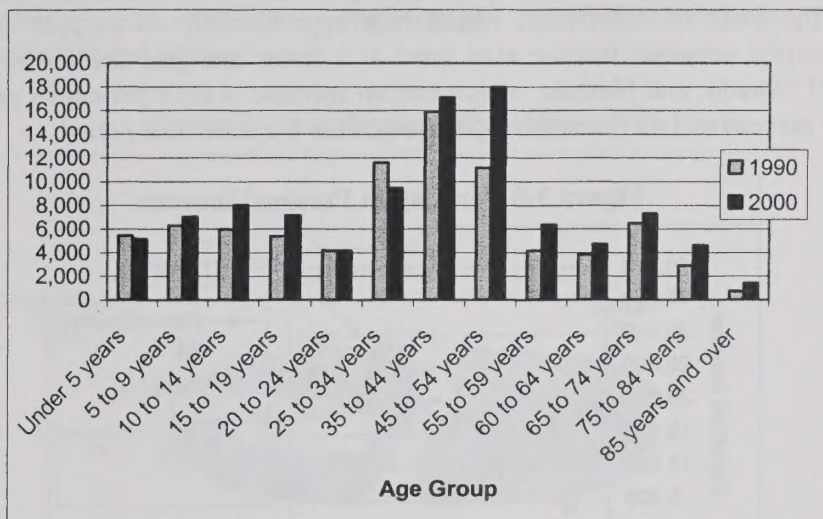
Source: 2000 Census

Age

Figure 3.3 illustrates the age distribution in unincorporated Placer County in 1990 and 2000. Although most age categories have increased over that time period, the County's "45 to 55"

population dramatically increased and is also the largest age group in the County indicating that the County's population is getting older. The State's largest age group was "35 to 44" in 2000.

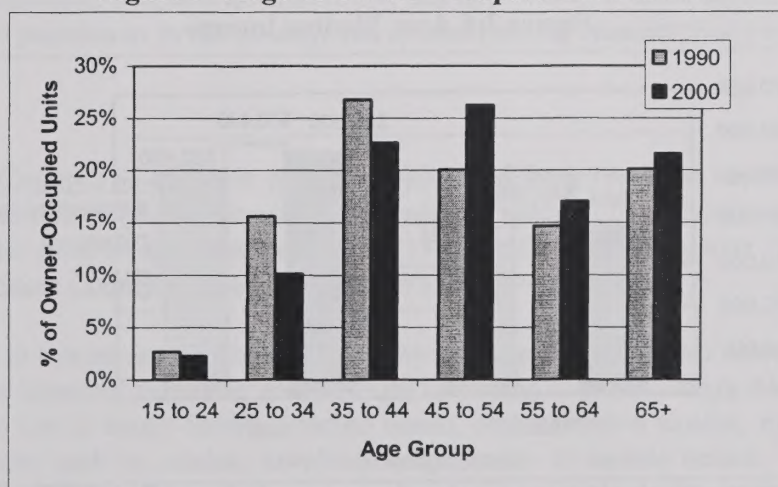
Figure 3-3 Age Breakdown, 1990 and 2000



Source: 1990 & 2000 Census

Figure 3.4 illustrates the age of the householder in owner occupied units. In 1990, 45.1 percent (13,912 households) of the householders in owner occupied units in the unincorporated County were between the ages of 15 and 44. In 2000, that percentage decreased to 35.1 percent (13,113 households). However, although this segment of the population has decreased from 44.1 percent of the population in 1990 to 37.7 percent of the population in 2000, the actual number has remained steady at about 37,000. These age categories have lost ground in homeownership rates.

Figure 3-4 Age of Owner-occupied Householder

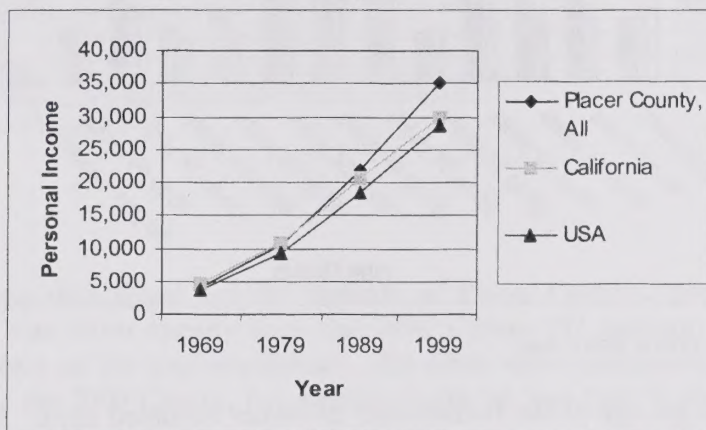


Source: 1990 & 2000 Census

Income & Employment

Placer County has had an average or above average per-capita personal income for the past 30 years. From 1989 to 1999 Placer County's per-capita personal income rose 69 percent to \$34,972 compared to the State of California, which rose approximately 44 percent to \$29,856. Placer County's per-capita personal income also grew at a faster rate than the surrounding counties of Sacramento, El Dorado, and Nevada, which saw an increase in their per-capita personal income of 42 percent, 43 percent and 49 percent, respectively, over the same time period.

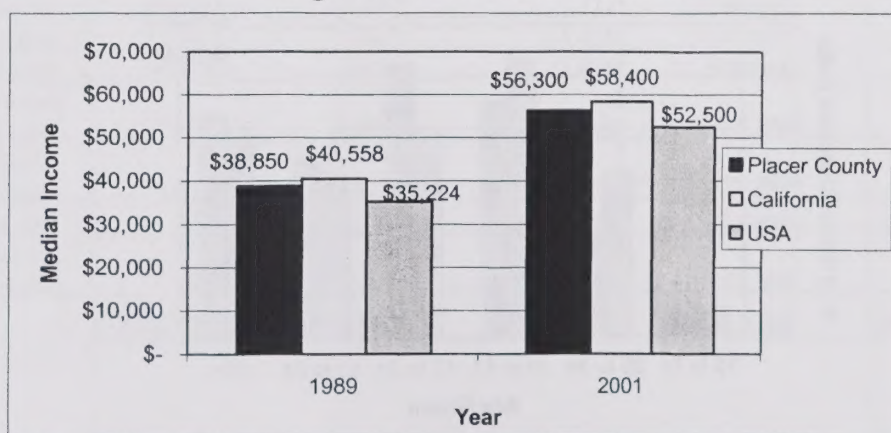
Figure 3-5 Per-Capita Personal Incomes



Source: Department of Commerce, Bureau of Economic Analysis

As Figure 3.6 shows, the area median income for a family of four in the Sacramento metropolitan area, which includes Placer County, is slightly lower than in the State, however, it is still higher than the rest of the Country.

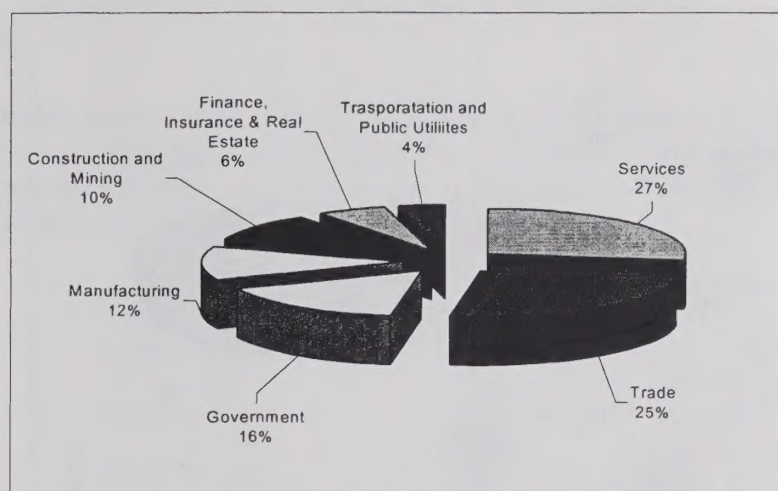
Figure 3-6 Area Median Income



Source: United States Department of Housing and Urban Development

Placer County has a healthy and diverse economy ranging from the tourism industry, mainly found in the North Lake Tahoe Area, to technology, predominately in the southwestern part of the County. Figure 3.7 shows the various industries represented in Placer County and the percentage of jobs that come from each sector. It reveals that trade and services account for over 50 percent of the jobs in Placer County, while other significant employment contributors include, government, manufacturing, construction and mining.

Figure 3-7 Employment Structure



Source: Sacramento Regional Research Institute, 2001.

SPECIAL HOUSING NEEDS

This section identifies five groups in Placer County that require special housing needs: seniors, single mothers, the homeless, people with disabilities, and farm workers. Each section describes the group, the size of the population in the County, and special housing considerations specific to each group.

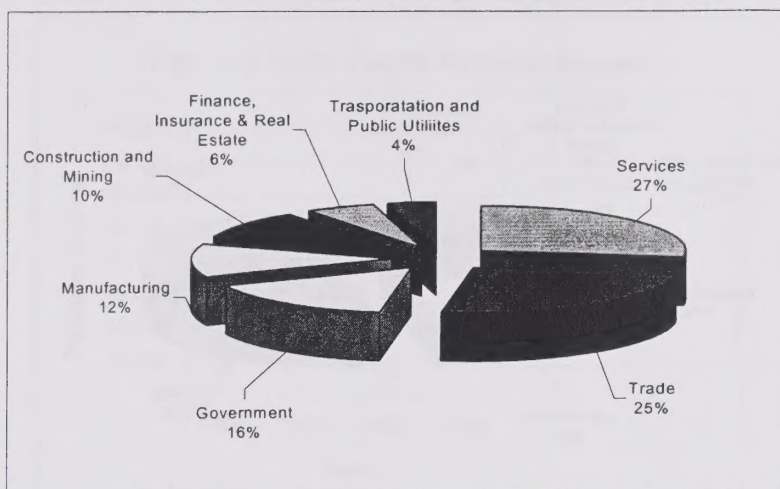
Seniors

The unincorporated County's 65 and over population increased from 10,154 to 13,349 (32 percent) from 1990 to 2000, which outpaced the overall increase (20 percent) in the unincorporated areas, and the State's increase in its 65 and older population (13 percent). In addition, over 7 percent of the total households in Placer County are made up of seniors who live alone.

Because seniors tend to live on fixed incomes dictated by social security and other retirement benefits, they are perhaps more impacted than other groups by the increasing cost of housing. Also, while some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments or mobile homes. Currently, 85 percent (41,054 units) of Placer County's housing stock is made up of single-family detached homes, leaving only 15 percent (7,318 units) of the housing stock for those who choose to or have to live in other forms of housing. According to the 2000 census, 7,340 households (approximately 20%) were owner occupied by a householder 65 years and over, and 728 households (approximately 2%) were

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Seniors

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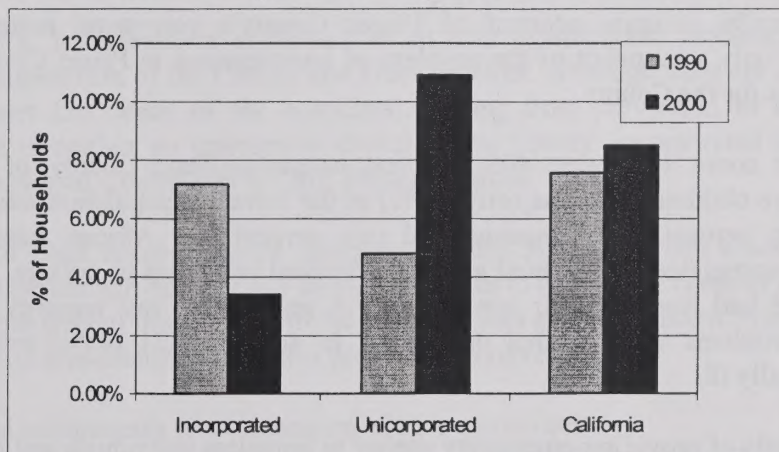
renter occupied by a householder 65 years and over.

Some seniors have the physical and financial ability to continue driving well into their retirement, however those who cannot or chose not to drive must rely on alternative forms of transportation. This includes not only bus routes, rail lines, and ride sharing programs, but also safe, walkable neighborhoods. In order to accommodate transit access in senior housing, it must be located near transit centers, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

Single Mothers

The unincorporated areas of the County experienced a 175 percent increase in single mother households between 1990 and 2000, rising from 1,479 to 4,073 households. In contrast the incorporated areas actually saw a 21 percent decrease during that same time period, while the State experienced a 22 percent increase. (See Figure 3-8 and Table 3-2.)

Figure 3-8 Single Mothers



Source: U.S. Census Bureau, Census 1990 & 2000 Summary Files 1

Table 3-2 Actual Counts for Single Female Head of Households, 2000

Geographical Area	Total Single Female Householders	With Related Children Under 18	Total Households
Placer County	8,565	5,971	93,382
Incorporated	2,630	1,898	56,037
Unincorporated	5,935	4,073	37,345
California	1,448,510	982,375	11,502,870

Source: U.S. Census Bureau, Census 2000 Summary Files 1

Homeless

There are several definitions of homelessness. However, U.S. government code (Title 42, Chapter 119, Subchapter 1, Section 11302) defines a homeless person as an individual who lacks a fixed, regular, and adequate nighttime residence; and an individual who has a primary residence that is in (1) a publicly or privately operated shelter designed to provide temporary living accommodations, (2) an institution that provides a temporary residence for individuals intended to be institutionalized, or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Measuring the amount of homeless is a difficult, if not impossible task. In most cases homelessness is a temporary circumstance not a permanent condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time. However, the best information available to date for homelessness in Placer County was obtained by a "point-in-time" survey conducted by Sergei Shkurkin and Associates, LLC, during the last week of March 2002. The survey results provide a statistically accurate account of Placer County's year-round homeless population. However, it gives only a snapshot of the problem of homelessness in Placer County and provides minimum estimates for the County.

At the time of the count there were 405 homeless people in Placer County, of which 109 were women and 88 were children. The majority (59%) of the homeless population was white, 28% was multi-racial, seven percent was Hispanic, and two percent was African American. A large percentage (36%) completed high school and 25% finished two years of college. On average, the homeless surveyed had lived in their community 7.8 years. The vast majority (89%) indicated current or past problems with alcohol or drugs. In addition, 121 (45%) report having been diagnosed as mentally ill.

The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs, dispersed through various divisions of Health and Human Services (HHS), and through several community-based organizations. In addition, a few organizations, such as, the Sierra Foothill AIDS Foundation, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population. Yet, according to the 2002 grant application for McKinney/Vento Act Homeless Assistance Funding, the estimated need for these services (974) far outweighs the current inventory (422) of available services. Table 3-3 shows a "gap analysis" based on a needs and current inventory relationship. (The difference between this estimate and the Sergei Shkurkin and Associates, LLC, survey results may be due to seasonal fluctuations.)

Table 3-3 Estimated Need and Current Inventory

	Estimated Need	Current Inventory	Unmet Need/Gap
Individuals			
Emergency Shelters	82	26	56
Transitional Housing	256	200	56
Permanent Supportive Housing	53	36	17
Total Individuals	391	262	129
Families			
Emergency Shelters	202	50	152
Transitional Housing	256	102	154
Permanent Supportive Housing	125	8	117
Total Families	583	160	423
TOTAL	974	422	552

Source: Placer Continuum of Care Report, 2001 (submitted in 2001 for 2002 funding)

In Placer County, homelessness is viewed as an inter-jurisdictional problem, with any solution requiring the cooperation of the County and cities together. Although there are a variety of services available to meet the needs of the homeless, ranging from prevention to transitional housing programs, there is neither an emergency shelter in the County, incorporated or otherwise, nor is there a fully developed Continuum of Care strategy in place.

A Continuum of Care approach helps communities plan for and provide a balance of emergency, transitional, and permanent housing and service resources to address the needs of homeless persons so they can make the critical transition from the streets to jobs and independent living. A Continuum of Care System could also include a homeless prevention component.

The fundamental components of a Continuum of Care system are:

- Outreach and assessment to identify an individual's family's need and make connections to facilities and services.
- Immediate (emergency) shelter and safe, decent alternatives to the streets.
- Transitional housing with appropriate supportive services to help people reach independent living. Such services include job training and placement, substance abuse treatment, short-term mental health services, and independent living skills training.
- Permanent housing or permanent supportive housing arrangements.

A Continuum of Care is a community-based process that provides a comprehensive response to the different needs of homeless individuals and families. It is designed by the community as a coordinated housing and service delivery system, which serves as a framework to bring homeless housing and service providers together.

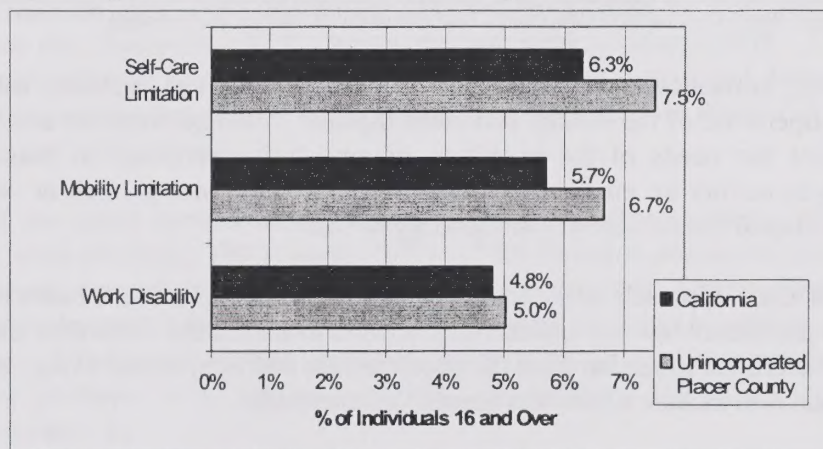
The best locations for transitional and emergency shelters are in or near the incorporated cities rather than the rural unincorporated areas, which tend to be distant and inconvenient in terms of employment opportunities, public transit and other services. In addition, homelessness is an interjurisdictional issue and, therefore, the County and cities should continue to collaborate to find solutions to housing the

homeless.

People with Disabilities

The 1990 census recorded 5,778 persons in Unincorporated Placer County who had a work disability, 7,707 who had mobility limitations, and 8,614 who had self-care limitations. All of these numbers are slightly greater than the percentages for the State (See Figure 3-9). In addition, according the 1990 Census Placer County had 3,304 people receiving Supplemental Security Income (SSI) from the Federal government. The SSI recipients represent persons that have lost a "major life activity", i.e., they are severely disabled. However, these numbers do not represent the thousands of others who also have special needs due to their height, weight, mental or temporary disability from injury or illness. Furthermore, it is also important to consider that at some point in everyone's life our ability to maneuver through the built environment will decrease.

Figure 3-9 Disabled as a Percentage of the Population



Source: U.S. Census Bureau, Census 1990 Summary Files 3

The disabled residents of Placer County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because physical handicaps vary, this group does not congregate toward a single service organization making it difficult to estimate the number of individuals and specific needs. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment

more usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in Placer County will increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than 1/2 of 1 percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

1. **Equitable Use** – The design is useful and marketable to people with diverse abilities.
2. **Flexibility in Use** – The design accommodates a wide range of individual preferences and abilities.
3. **Simple and Intuitive** – Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
4. **Perceptible Information** – The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5. **Tolerance for Error** – The design minimizes hazards and the adverse consequences of accidental or unintended action.
6. **Low Physical Effort** – The design can be used efficiently and comfortably with minimum fatigue.
7. **Size and Space for Approach and Use** – Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

There are several organizations in Placer County that serve disabled clients. The following organizations were contacted in evaluating the needs of Placer County disabled residents: Placer Independent Resources Services (PIRS), California Foundation for Independent Living Centers, and the Placer County Department of Health and Human Services. These groups all provide services to a clientele that have a wide variety of needs.

Farmworkers

The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. The study was based on secondary source information, including existing database information and interviews. According to the report, the number of migrant seasonal farm workers in unincorporated Placer County is estimated at 802 out of 938,758 statewide (less than 1%). Approximately 371 (46%) are migrant farmworkers and 431 (64%) are seasonal workers. The report defined a seasonal farmworker as an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months. A migrant farmworker meets the same definition but establishes for the purposes of such employment a temporary abode.

Because the number of farmworkers in the County is quite small and the majority of farmworkers

are non-migrant, efforts to provide affordable housing generally and rental housing specifically will help address the housing needs of this special needs group. Nevertheless, the County recognizes that there is a small migrant population. There are 2,483 parcels in the County with the Farm or Agricultural Exclusive designation. These zones are sufficient to meet to accommodate the housing need for farmworkers.

Farmworker labor housing is an allowed use with a minor use permit in the Agricultural Exclusive (AE), Farm (F), and Residential Agricultural (RA) zoning districts. Health and Safety Code Section 17021.6 states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone”. The County has proposed a Program 42 to ensure that permitting for farmworker housing is in compliance with Health and Safety Code 17021.6. At the same time the County will review the permit processing procedures for farmworker housing to encourage and facilitate its development

Large Families

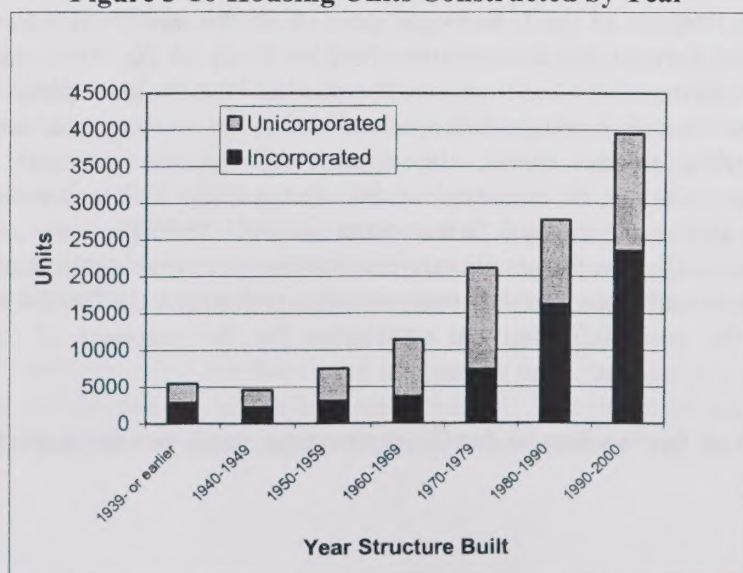
Large households (defined as five or more persons) may have specific needs that differ from traditional families due to income and housing stock constraints. About ten percent (3,814) of the households in the unincorporated Placer County have five or more persons. This percentage has remained stable since 1990. Of the 3,814 large households, 814 are renter households.

HOUSING STOCK CHARACTERISTICS

Housing Construction

Figure 3-10 shows the rate of housing construction in the unincorporated and incorporated areas of the County. Between 1950 and 1979, the majority of housing was built in the unincorporated areas of the County, after which this trend shifted to the incorporated areas. Furthermore, the rate of housing construction in the unincorporated areas of the County has been rising with the largest percent of housing units (27.3 percent) built between 1990 & 2000.

Figure 3-10 Housing Units Constructed by Year



Source: US Census 1990 & 2000 Census

* Figures do not include demolitions since 1990

Housing Type

In 1990, there were 42,125 housing units in the unincorporated areas of Placer County, which increased 14.9 percent to 48,401 in 2000. Single family homes continue to be the largest percentage of the housing stock in the unincorporated County increasing from 84 percent of the total housing stock in 1990 to 85 percent in 2000. During this same time period, 2 to 4 unit buildings, buildings with five units or more, and mobile homes saw a decrease in their share of the housing stock. (See Table 3-4.)

Table 3-4 Housing Units By Type

	1990		2000		Change in Units
	Units	Percent	Units	Percent	
Single Family	35,332	83.9%	41,054	84.8%	5,722
2 to 4 Units	1,897	4.5%	1,985	4.1%	88
5+ Units	1,122	2.7%	1,254	2.6%	132
Mobile Homes	3,774	9.0%	4,108	8.5%	334
Total	42,125	100.0%	48,401	100.0%	6,276

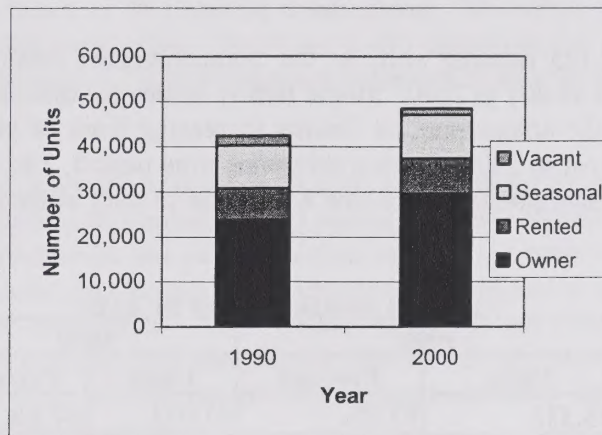
Source: SACOG. Population Estimates and Housing Unit Inventory, 2000

Persons Per Household

Persons per household is determined by dividing the total number of households of 37,345 by the population. According to the U.S. Census, people per household stayed relatively stable between 1990 and 2000 at 2.7 persons per household.

Tenure

Tenure refers to whether a unit is owner-occupied or renter-occupied. Figure 3-11 shows that a large proportion of the housing units in Placer County are owner occupied. However, a 65 to 75 percent owner-occupancy rate is common for suburban and rural areas, and Placer County falls slightly below this range at 61 percent (29,581 units). The amount of owner-occupied units increased by 24 percent since 1990, while the amount of rented units increased by 11 percent to 7,764 units. Seasonal rentals stayed approximately the same (9,684 units).

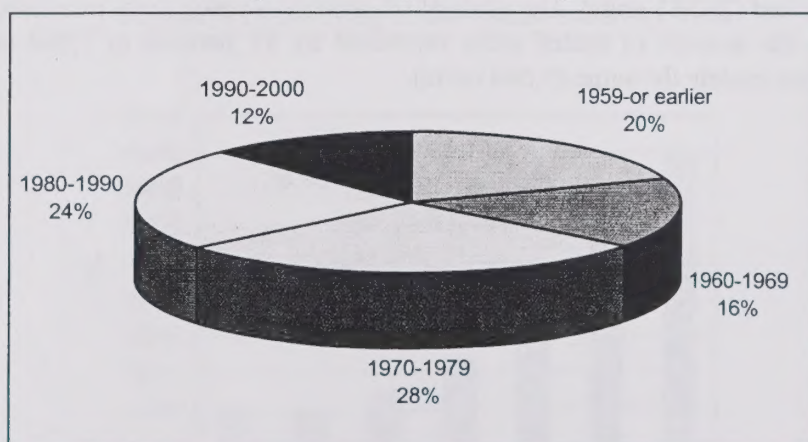
Figure 3-11 Tenure Comparison 2000 & 1990

Source: U.S. Census of Population and Housing, Summary Tape File 1, 2000.

According to the U.S. Census, the vacancy rate for rental units in 1990 was 7 percent dropping to 5.3 percent in 2000. Similarly, the vacancy rate for housing units that were for sale dropped from 1.5 percent to 1 percent from 1990 to 2000. Moreover, according to recent surveys conducted by local agencies for grant applications, in 2001 the vacancy rates had dropped to approximately 3 percent for rental units. Generally, a 6 percent rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents. In order to achieve this, more needs to be done to keep up with the demand for housing in both the rental and ownership markets.

Age of Housing Stock

Figure 3-12 shows that 64 percent of the housing stock in the unincorporated areas of Placer County was built since 1970.

Figure 3-12 Age of Housing Stock

Source: 1990 & 2000 Census

Note: Figures do not include demolitions since 1999

Housing Conditions

Table 3-5 shows the result of a survey done on housing conditions in Placer County by Connerly & Associates, Inc. in 1995. The purpose of the survey was to rate the condition of Placer County's housing stock. It was conducted by using "windshield" and walk-by survey techniques, keeping within the public right of ways, to assess the exterior physical condition of each housing structure. The survey included all single family, multi family and duplex homes in the unincorporated areas of the county.

Table 3-5 Housing Conditions Summary

		Units Surveyed	Standard	% of total	Substandard Suitable for Rehab	% of total	Substandard Not Suitable for Rehab	% of total
West	Dry Creek – West Placer	177	130	73.4%	44	24.9%	3	1.7%
	Sheridan	244	87	35.7%	153	62.7%	4	1.6%
	Countywide** S. of Auburn	352	259	73.6%	93	26.4%	0	0.0%
Cent	Horseshoe Bar – Penryn	347	267	76.9%	77	22.2%	3	0.9%
	Auburn – Bowman	2001	1564	78.2%	428	21.4%	9	0.4%
	Meadow Vista	453	384	84.8%	69	15.2%	0	0.0%
East Placer	Foresthill	244	87	35.7%	153	62.7%	4	1.6%
	Kings Beach	1207	779	64.5%	426	35.3%	2	0.2%
	Lake Forest	166	101	60.8%	65	39.2%	1	0.6%
	Countywide*** N. of Auburn	260	147	56.5%	106	40.8%	7	2.7%
	Tahoe City	193	135	69.9%	58	30.1%	0	0.0%
	Weimar	191	126	66.0%	60	31.4%	4	2.1%
	Unincorporated County Total	5835	4066	69.7%	1732	29.7%	37	0.6%

Source: Placer County Housing Survey Report, by Connerly & Associates, Inc. January 1995

** Unincorporated Rocklin, east of Lincoln and Newcastle

*** Communities of Gold Run, Dutch Flat and Alta

The following definitions were used to identify "standard", "substandard-suitable for rehabilitation", and "substandard – not suitable for rehabilitation".

Standard. Structural components appear to be in acceptable condition based on an exterior examination of the roofline, wall alignments, foundation, window and door opening, and electrical and plumbing connections (structural integrity). The structure appears acceptable for the purposes of habitation and intended use (structural condition).

Substandard-Suitable for Rehabilitation. One or more structural components appears substandard, as evidenced by a sagging roofline, walls out of plumb, sagging foundation, or displaced foundation elements, door and/or window openings out of alignment, and/or substandard electrical connections or plumbing, if visible from the street (structural integrity). Overall condition of the structure appears minimally acceptable for the purposes of habitation and intended use, but some repairs are necessary (structural condition).

Substandard-Not Suitable for Rehabilitation. Most of the structural components appear

severely out of alignment, damaged, substandard or missing (structural integrity). Overall condition of the structure is unacceptable for the purpose of habitation and the intended use (structural conditions).

The data shows that almost 30 percent of the housing stock in Placer County is in need of structural repair work in order for the dwelling to remain habitable. A small amount of the housing stock (37 or 0.6 percent) cannot be repaired and will have to be torn down.

Greater attention needs to be given to the areas of Sheridan and Foresthill because they both have high percentages of housing that need rehabilitation. Special attention should also be given to the Auburn-Bowman and Kings Beach areas since they have a large number of homes that need rehabilitation. Statistically, these areas have a large number of lower income households and few are likely to have the financial resources to make needed repairs.

Overcrowding

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms (1.01 persons per room). A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered highly overcrowded, and should be recognized as a significant housing problem.

As Table 3-15 shows, in unincorporated Placer County the 1990 Census identified 593 (3 percent) overcrowded owner occupied units and 695 (10 percent) overcrowded rental units. The highest concentration of overcrowding was in Kings Beach, Foresthill, the West Valley area, Colfax-Summit area, and North Auburn.

Table 3-6 Persons Per Room in 1990

	Incorporated		Unincorporated		County Total	
Persons per Room in Owned Units	Units	%	Units	%	Units	%
1.00 or Less	21,052	98	23,237	97	44,289	97
1.01 to 1.50	320	1	397	2	717	2
1.51 or More	117	1	196	1	313	1
Total	21,489	100	23,830	100	45,319	100
Persons per Room in Rental Units						
1.00 or Less	10,986	93	6,304	90	17,290	92
1.01 to 1.50	484	4	365	5	849	4
1.51 or More	313	3	330	5	643	3
Total	11,783	100	6,999	100	18,782	100

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

HOUSING COST & AFFORDABILITY

This section discusses the cost and affordability of housing in Placer County. It begins by establishing the income limits specific to Placer County as defined by the California Department of Housing and Community Development (HCD). These limits are then used to discuss and analyze housing affordability and overpayment in the County. This section concludes with a discussion of the units that are at risk of losing their affordability restrictions and reverting to market rates.

Income Limits

Based on annual nationwide surveys, the Federal Department of Housing and Urban Development (HUD) develops household income standards for federal housing programs. Based on the HUD standards, HCD establishes household income limits in the following categories:

- Very Low-Income – Households with incomes less than 50 percent of MFI.
- Low-Income – Households with incomes between 51 percent and 80 percent of MFI.
- Moderate-income – Households with incomes between 81 percent and 120 percent of MFI.
- Above Moderate-Income – Households with incomes greater than 120 percent of MFI.

Table 3-7 shows the maximum household income in each of the income categories based on persons per household as defined by HCD.

Table 3-7 Placer County Income Limits 2001

Income Categories	Persons Per Household				
	1	2	3	4	5
Very Low-Income	\$19,700	\$22,500	\$25,350	\$28,150	\$30,400
Low-Income	\$31,550	\$36,050	\$40,550	\$45,050	\$48,650
Median Income	\$39,400	\$45,050	\$50,650	\$56,300	\$60,800
Moderate-income	\$47,300	\$54,050	\$60,800	\$67,550	\$72,950

Source: California Department of Housing and Community Development

Owning Affordability

The affordability of owning a home is inferred by comparing the cost of owning a home in Placer County with the housing costs affordable to each of the income categories. Table 3-8 shows the maximum estimated affordable home price for a household in the various income categories using the household income limits established by HCD in Table 3-7 above.

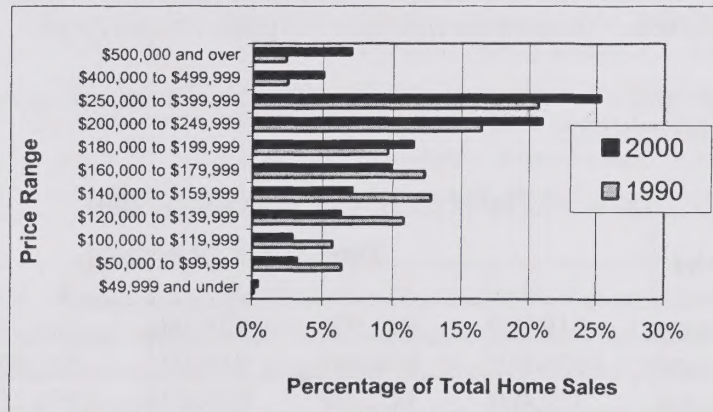
Table 3-8 Maximum Estimated Affordable Home Price by Income Category

Income Categories	Persons Per Household				
	1	2	3	4	5
Very Low-Income	\$48,840	\$59,958	\$65,120	\$73,282	\$79,750
Low-Income	\$83,105	\$96,085	\$109,109	\$122,100	\$132,495
Median Income	\$110,760	\$127,080	\$143,280	\$159,600	\$172,560
Moderate-income	\$167,640	\$192,120	\$236,160	\$240,960	\$260,400

Source: Crawford, Multari, Clark and Associate, 2002

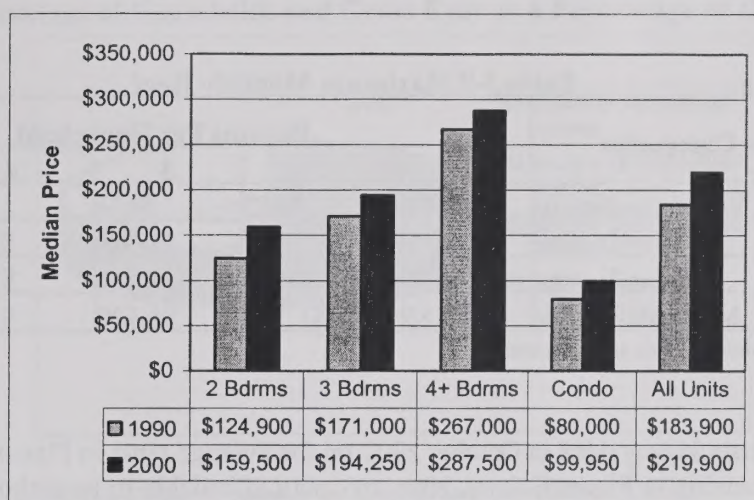
Assumptions: 28% of gross monthly income can go toward housing expenses, 7.5% fixed interest rate, 30-year loan, 10% down payment, 1.3% real estate taxes, and includes private mortgage insurance and homeowners insurance

Figure 3-13 shows the percentage of homes sold in the specified price ranges for all of Placer County during 1990 and 2000. The analysis shows the number of homes sold in the higher price ranges increased while the lower price ranges decreased. However, most noticeably the amount of homes sold for over \$500,000 increased 413 percent (55 homes to 282 homes).

Figure 3-13 Percentage of Homes Sold by Price Range

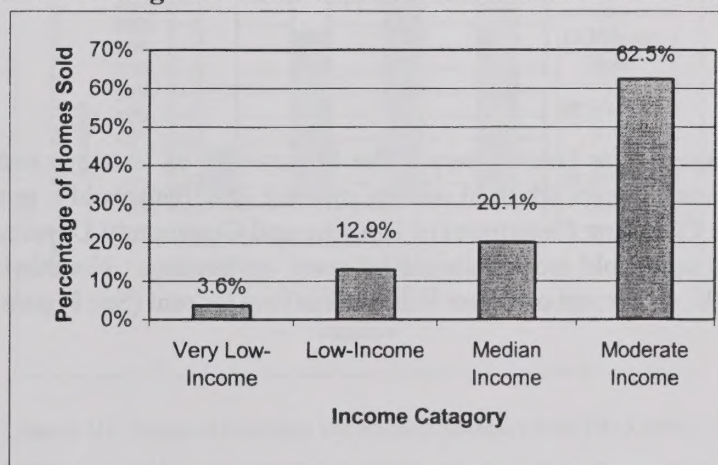
Source: Placer County Association of Realtors, 1990 & 2000 Home Sale Report, year-end

Based on actual sales, the median housing price for all of Placer County was \$183,900 in 1990 increasing 20 percent to \$219,000 in 2000 (not adjusted for inflation). (See Figure 3-14.) Furthermore, two-bedroom homes and condos saw the greatest percentage increase in cost during that 10-year time period, 28 percent and 25 percent, respectively. Three and four-bedroom homes saw a 14 percent and 8 percent increase, respectively.

Figure 3-14 Median Price by Unit Type

Source: Placer County Association of Realtors, 1990 & 2000 Home Sale Report, year-end

Figure 3-15 compares the information derived from the preceding tables and figures and indicates how many of the homes sold in 2000 in Placer County were affordable to a family of four in each income category. The results show that while over 60 percent of the homes sold in Placer County during the year 2000 were affordable to households with a moderate-income (120 percent of MFI), only 20.1 percent of the homes sold were affordable to median income households (100 percent of MFI).

Figure 3-15 Percentage of Homes Sold in 2000 Affordable to a Family of Four

Source: Crawford Multari Clark and Associates

Rental Affordability

According to HUD, 30 percent of a household's monthly income is considered the maximum amount that should be paid toward rent including utilities. Based on that assumption, Table 3-9 identifies

the maximum allowable monthly rent and utilities for the different income categories by persons per household.

Table 3-9 Maximum Monthly Rent

Income Categories	Persons Per Household				
	1	2	3	4	5
Very Low-Income	\$493	\$563	\$634	\$704	\$760
Low-Income	\$789	\$901	\$1,014	\$1,126	\$1,216
Median Income	\$985	\$1,126	\$1,266	\$1,408	\$1,520
Moderate-income	\$1,183	\$1,351	\$1,520	\$1,689	\$1,824

Source: Crawford, Multari, Clark, and Associates

Table 3-10 reflects a survey done in October 2001 on the average rents in Placer County. Unlike the cost of homeownership in Placer County, rents are more affordable to households with median and low-incomes, however market rents are still out of reach to individual and families with very low-incomes.

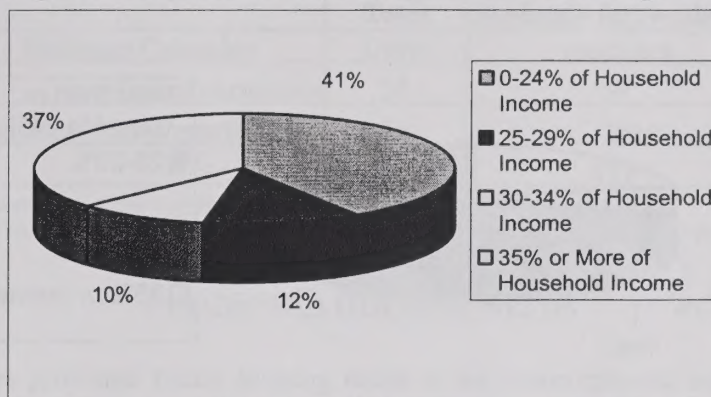
Table 3-10 Average Rent For Placer County

Apartment	Average Rent
1 bed/ 1 bath	\$707
2 bed/ 1 bath	\$756
2 bed/ 2 bath	\$914
3 bed/ 2 bath	\$1,185

Source: Crawford, Multari, and Clark, Associates

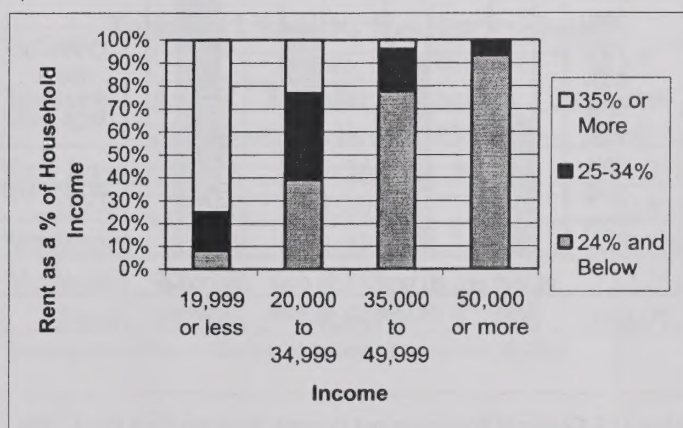
Overpayment

Measures of overpayment for housing vary. The Department of Housing and Urban Development claims that overpayment occurs when 30 percent or more of a household's gross income is paid for housing, though the California Department of Housing and Community Development states that only 25 percent of gross household income should be spent on housing. Nonetheless, based on HUD's methodology, in 1990, 47 percent of renters were overpaying for rent (See Figure 3-16.).

Figure 3-16 Percentage of Households and Gross Rent as a Percentage of Household Income

Source: U.S. Census of Population and Housing, Summary Tape File 3, 1990.

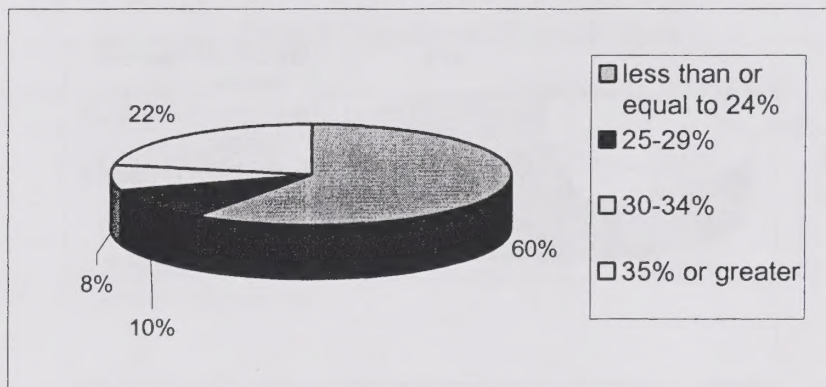
Figure 3-17 reveals that over 75 percent of the households with income of \$19,999 or less pay over 35 percent of their income in rent, while 93 percent of households making \$50,000 or more pay 24 percent or less of their monthly income for rent. This discrepancy highlights the need for more units that are affordable for people in lower income categories.

Figure 3-17 Rent as a % of Total Household Income

Source: U.S. Census of Population and Housing, Summary Tape File 3, 1990.

While the majority of homeowners (60 percent) are contributing 24 percent or less of their total household income for owner costs, 22 percent (approximately 3900 households) are paying 35 percent or more toward owner costs. Moreover, as with renters in Placer County, the lower income categories pay far more of their monthly income for owner's expenses than the higher income categories. (See Figure 3-19)

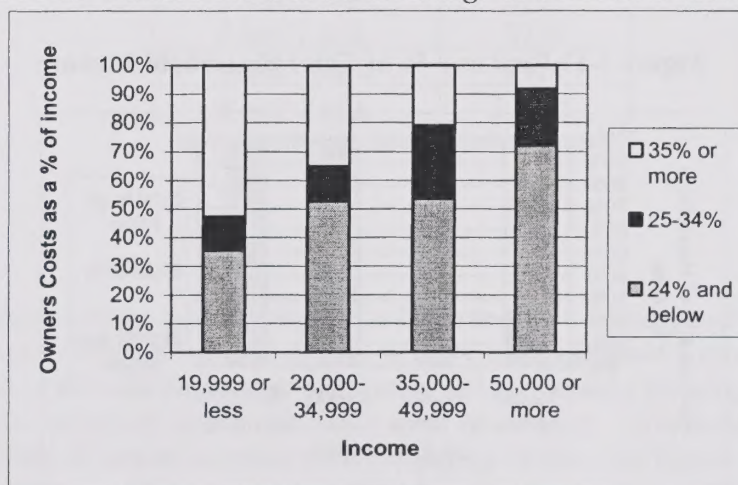
Figure 3-18 Percentage of Homeowners and Owners Cost as a Percentage of Total Monthly Income



Source: U.S. Census of Population and Housing, Summary Tape File 3, 1990.

According to the 1990 Census, close to 53 percent of households that make \$19,999 or less pay 35 percent or more for owner costs, while a little over 8 percent of households with income of at least \$50,000 pay 35 percent or more of their household income for owner related costs.

Figure 3-19 Owners Costs as a Percentage of Total Household Income



Source: U.S. Census of Population and Housing, Summary Tape File 3, 1990.

While these figures are slightly out of date it is unlikely that the situation has improved since the cost of housing has continued to increase and the amount of affordable housing has not kept up with demand.

Assisted Housing at Risk of Conversion

Currently there are two housing complexes that are at risk of losing their subsidized units. Table 3-11 lists those complexes and the number of units at risk.

Table 3-11 Units At Risk

Housing Complex	Total Units	Subsidized or available for Section 8 vouchers
Foresthill Apartments	34	34
Snowcap View Apartments*	78	78
Total	112	112

Source: U.S. Census of Population and Housing, Summary Tape File 3, 1990.

*The affordability of the Snocap View Apartments was recently extended for 15 years.

PROJECTED HOUSING NEEDS

This section evaluates projected future housing needs in the unincorporated areas of Placer County based upon the adopted Regional Housing Needs Plan prepared by the Sacramento Area Council of Governments (SACOG). State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The following chart shows the current and projected housing needs for the planning period from 2000 to 2007 for the unincorporated areas of Placer County.

Table 3-12 SACOG Housing Projections

Income Category	As of 2000	State Housing Allocation	Projected Total in 2007	% of Projected Need	% Increase
Very Low	9,773	2,264	12,037	26.2%	23.2%
Low	7,235	1,801	9,036	20.8%	24.9%
Moderate	9,914	1,797	11,711	20.8%	18.1%
Above Moderate	22,318	2,779	25,097	32.2%	12.5%
Total	49,240	8,641	57,881	100.0%	17.5%

Source: SACOG, Housing Needs Plan for the SACOG Region. September 20, 2001.

Housing Starts and Approved Projects

Since the current planning period extends from January 1, 2000, to June 30, 2007, the County's Regional Housing Needs Allocation can be reduced by the number of new units built or approved since January 1, 2000. Since that time, 3,637 units, or about 42 percent of the projected housing need, have been built or approved in the unincorporated areas of Placer County. Of that, the majority 3,410 (approximately 90 percent) are single-family detached homes. These numbers highlight the fact that single-family homes still dominate housing construction in the County.

Table 3-13 breaks housing starts and approved projects down by income category based on

information received from the Planning Department, the Placer County Board of Realtors, and information collected in Table 3-8 above. Based on this information, the County needs to plan for an additional 5,004 units over the planning period. Most of these units 3,678 (76%) are in the very low and low-income categories.

Table 3-13 Housing Starts and Approved Project Since 2000 by Income Category

	Very Low	Low	Moderate	Above Moderate	Total
State Housing Allocation	2,264	1,801	1,797	2,779	8,641
Housing Starts/ Approved Projects	35 ¹	352 ²	585 ³	2,665 ⁴	3,637
Additional Units Needed	2,229	1,449	1,212	114	5,004

Notes:

1. Figure based on:

- 5 units - Silverbend Apartments (low income housing tax credit project)
- 30 units - 60-unit tax credit project constructed in 2000

2. Figure based on:

- 67 units - Silverbend Apartments (low income housing tax credit project)
- 30 units - 60-unit tax credit project constructed in 2000
- 180 units - 10% low-income inclusionary requirement for the Bickford Ranch development
- 75 secondary dwelling units - Secondary dwelling units are considered affordable to low-income families based on the size limitations of secondary dwelling units (640 sq. ft. to 1200 sq. ft.), market rents, and the maximum affordable monthly rents (see Tables 3-9 and 3-10). For example, the maximum monthly rent for a low income family of three is \$1,014. This amount exceeds the average rent for a two-bedroom/2 bath unit of \$914.

3. Figure based on multi-family housing starts (214 units) and single-family housing starts (371 units). All multi-family housing starts were considered affordable to moderate-income families based on market-rate rents (see Figure 3-10). Twenty-eight percent of single-family housing starts were considered affordable to moderate-income families. The 28% was calculated based on the maximum affordable home price for a family of four and the Placer County Board of Realtors Home Sales Reports for 1990 and 2000.

4. Figure based on 72% of single-family housing starts (955 units) and the Bickford Ranch development 1,710 units. The 72% was calculated based on the affordable home price for an above-moderate income family of four and the Placer County Board of Realtors Home Sales Reports for 1990 and 2000.

Source: Placer County Planning and Building Departments, HCD, Crawford Multari & Clark Associates

However, there are several proposed affordable and workforce housing developments in the County (see Table 3-14). In addition, an Environmental Impact Report for Placer Vineyards, a large mixed-use development in western Placer County, will soon be released for public review. Placer Vineyards is a 5,200 acre phased development that proposes 14,132 homes and 400 acres of commercial development over 30 years. Approximately 2,169 units (15 percent) are proposed as high density residential (seven to 21 units per acre). Of these, approximately 1,022 units would be affordable (595 units for senior housing and 427 other rental units). Further, 391 units are set aside for affordable housing in the medium density residential (four to eight units per acre). Under current County development standards, the project will be required to provide 1,400 low or very low income units. The development also proposes a 100-acre mixed-use town center. Infrastructure development for phase one could begin in 2005 and construction of the homes could begin in 2006. Phase one includes 7,632 units, 651 high-density residential, 4,768 medium-density residential, 1,953 low-density residential, and 260 very low density.

Table 3-14 Proposed Affordable and Workforce Housing

Property/Name	Location	Acres	Units	Units/Acre	Other
Cedar Grove Apartments	Tahoe Vista	12.5	110	9	Affordable to low and very low income households (at least six percent very low due to RDA funding requirements). To be developed by the Affordable Housing Development Corporation (AHDC) in partnership with the Mourelatos family. The RDA has approved a \$500,000 pre-development loan of CalHFA HELP funds for the EIR/EIS, architectural, and engineering costs. The developer will apply for tax credits, which could result in deeper levels of affordability.
Whispering Pines	Kings Beach	1+/-	7	7	7 workforce units and 27 market rate units. Property owned by various parties. Currently on hold and possibly back on the market due to Tahoe Regional Planning Agency requirements. Developers are working on a revised concept plan that could use existing lotting pattern. Units expected to be provided through the First Time Homebuyers Program.
Lake Forest Townhouses	Highway 28 near Lake Forest Drive just outside of Tahoe City	1.6	12	7.5	Density is limited due to TRPA's restrictions on development near stream zones. Units will be affordable to moderate income households through the First Time Homebuyers Program. Property purchased by AHDC with an RDA loan.
Masi-ti multi-family rental	Squaw Valley	4.5	80	17	AHDC continues to negotiate with the owners. Their architects have developed a preliminary site plan.

Property/Name	Location	Acres	Units	Units/Acre	Other
Northstar (Sawmill Heights)	Martis Valley	6.3	96	15.2	Employee housing units. Affordable to moderate income households. Owned by East-West Partners.
Highland Village Senior Housing	Dollar Hill near Tahoe City	2.5	78	31.2	78 affordable units (16 very low based on funding requirements) and 50 market rate units. Property owned by the Nahas family.
Gateway Court		2	34 to 60	17-30	Affordable to very low and low income households. Final number depends on whether development can be completed in conjunction with adjacent site. Potential land swap for property in the DeWitt Government Center.
Cimarron Ridge	Highway 49 in North Auburn	15-20	205	10-13	Six percent affordable to very low, 43% affordable to low income, and 20% affordable to median income households. AHDC has entered into a predevelopment agreement with the property owner. RDA is processing a \$700,000 loan request. Tax credits could result in deeper levels of affordability.
None	Education Drive in North Auburn	N/A	N/A	37	Proposed to be developed by Sundt Senior Housing. An exception to the C1 over flight zone will be needed from Airport Land Use Commission. Developers may propose density bonus.

Notes: N/A – Not Available

Source: Placer County Redevelopment Agency

CHAPTER 4: HOUSING CONSTRAINTS

State housing law requires the County to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (*Government Code* § 65583(c)(3)).

LOCAL GOVERNMENT CONSTRAINTS

Local policies and regulations can affect both the amount and type of residential development that occurs. The County's primary policies and regulations that affect residential development and housing affordability include land use controls, development processing procedures and fees, on and off-site improvement requirements, and building and housing codes and enforcement. Because development in the Tahoe Basin falls under the jurisdiction of both Placer County and the Tahoe Regional Planning Agency (TRPA), the discussion of government constraints also reviews impediments to affordable housing production due to the regulatory framework of TRPA.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. Additional analysis of these constraints is included at the end of this section.

Land Use Controls

Land use controls guide local growth and development. The General Plan, community plans, and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The following discussion on land use controls focuses on their general intent and their impact on housing production.

General Plan

Placer County's General Plan was adopted in 1994. The Land Use Element of the General Plan sets forth the County's policies for guiding local land use development. As summarized in Table 4-1, the Land Use Element establishes four residential land use designations and two commercial designations that permit residential uses.

Table 4-1 Land Use Designations Permitting Residential Use

Land Use Designations	Dwelling Units per Net Acre¹	Primary Residential Types
Rural Residential (RR)	**	Detached single-family and secondary dwellings
Low Density Residential (LDR)	1-5	Detached single-family and secondary dwellings
Medium Density Residential (MDR)	5-10	Detached and attached single-family, secondary dwellings, and smaller-scale multi-family
High Density Residential (HDR)	10-21	Detached and attached single-family, secondary dwellings, and all types of multi-family
General Commercial (GC)	0-21	Multi-family as the primary land use or as part of a mixed-use project allowed
Tourist/Resort Commercial (TC)	11-21	Multi-family allowed

1. Net Acreage following dedication of streets and other improvements.

* Only one principal dwelling allowed per lot.

Source: Land Use Element, Placer County General Plan, 1994

Other Local Plans

Placer County has adopted eighteen community plans, some of which include affordable housing policies intended to supplement those found in the General Plan and Housing Element. All of the policies related to housing production support the need for affordable housing and do not result in additional constraints to housing production beyond those associated with the General Plan.

The *Squaw Valley General Plan and Land Use Ordinance* allows housing in six of its eight zoning classifications. However, Heavy Commercial only provides for employee housing, and Alpine Commercial only provides for housing for emergency personnel associated with the ski resort. A conditional use permit approval is required for all developments of 20 or more units.

Zoning Ordinance

The Zoning Ordinance regulates the type, location, density, and scale of residential development. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. Zoning regulations are also intended to help preserve the character and integrity of existing neighborhoods. The following discussion reviews the types and densities of housing permitted and relevant development standards.

Residential Districts and Permitting: The Placer County Zoning Ordinance has four residential districts: Residential-Agricultural, Residential-Forest, Residential Multi-Family, and Residential Single-Family. The residential uses allowed in those districts, either by-right or subject to discretionary land use permit approval, are: single-family dwellings, farm labor housing, mobile home parks, mobile homes, multi-family dwellings, residential care homes, secondary dwellings, senior

housing developments, and temporary dwellings. Residential uses, such as mobile home parks, multi-family units, residential care homes, and senior housing developments, are also allowed (some with conditional use permits) in commercial zones. Farm labor housing, mobile homes, residential care homes, secondary dwellings and single-family dwellings are permitted or permitted conditionally in the Agriculture-Exclusive and the Farm zone designations. Table 4-2 shows minimum lot area and average density allowed in each zoning district.

Table 4-2 Density Regulations For Residences

Zoning District	Minimum Residential Lot Area	Maximum Residential Density (units per acre)
Single-Family Residential (RS)	10,000 square feet	4
Multi-Family Residential (RM)	6,000 square feet	7 single-family 21 multi-family
Agricultural-Residential (RA)	40,000 square feet	1
Forest-Residential (RF)	10 acres	.1
Neighborhood Commercial (C1)	10,000 square feet	15 Lake Tahoe area 22 all others
General Commercial (C2)	6,000 square feet-corner lots 5,000 square feet-interior lots	22
Commercial Planned Development (CPD)	not specified	22
Highway Services (HS)	6,000 square feet	22
Motel District (MT)	10,000 square feet	4 single-family 15 multi-family
Resort (RES)	40,000 square feet	1
Agricultural Exclusive (AE)	20 acres	.05
Farm (F)	200,000 square feet	.2

Source: *Placer County Zoning Ordinance, 1995*

As shown above, the zoning ordinance allows residential development in almost all zoning categories (industrial zoning is the exception). This allows flexibility and increases the amount of land available for housing. However, the large minimum lot sizes and low density required in single-family residential areas consumes land available for housing and increases the cost of housing in such areas.

Table 4-3 summarizes housing types and applicable permit requirements. If the housing type is allowable in a zone, the use is subject to one of the following land use permit requirements:

Zoning Clearance (C)—Zoning clearance is a ministerial land use approval that involves Planning Department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied. If so, the permit is issued

Administrative Review Permit (ARP)—ARP approval is a discretionary action required for certain land uses that are generally consistent with the purposes of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an ARP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to assess the potential for problems to occur, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Minor Use Permit (MUP)—MUP approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for not only adjoining properties, but also the surrounding area if such uses are not designed to be compatible with existing uses. The purpose of a MUP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Conditional Use Permit (CUP)—CUP approval is required for certain land uses that may be appropriate in a zone, depending on the design of the project and site characteristics. Such a project can either raise major land use policy issues or could create serious problems for adjoining properties and the surrounding area if such uses are not appropriately located and designed. The purpose of a CUP is to allow Planning Department staff and the Placer County Planning Commission an opportunity to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Table 4-3 Housing Types Permitted by Zone

Housing Types Permitted	RS	RM	RA	RF	C1	C2	CPD	HS	MT	RES	AE	F
Caretaker and employee housing					C	C	C	C	C	MUP	MUP	MUP
Farm labor housing			MUP								MUP	MUP
Home occupations	C	C	C	C	C	C	C	C	C	C	C	C
Mobile home parks		CUP			CUP	CUP			CUP			
Mobile homes	C	C	C	C					C	C	C	C
Multifamily dwellings, <21		C			MUP	CUP	CUP	MUP	C	MUP		
Multifamily dwellings, 21+		MUP			MUP	CUP	CUP	MUP	MUP	MUP		
Residential care homes, 6 or less	C	C	C	C					C	C		C
Residential care homes, 7 +		MUP	MUP						MUP			MUP
Secondary dwellings	ARP	ARP	ARP	ARP					ARP	ARP	ARP	ARP
Senior housing developments		CUP			CUP	CUP	CUP	CUP	CUP			
Single-family dwellings	C	C	C	C					C	C	C	C

Notes: C – Zoning clearance required

ARP – Administrative review permit required

MUP – Minor use permit required

CUP – Conditional use permit required

Source: *Placer County Zoning Ordinance*, 1995

Setbacks: The setback requirements for residential uses in residential zones, as specified in the Placer County Zoning Ordinance, are listed in Table 4.4. The setbacks and maximum coverage requirements are similar to other communities throughout the State and are not considered a constraint to the development of affordable housing.

Table 4-4 Set-Back Requirements in Residential Zones

Zone Designation	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height
Single-Family Residential	20 ft	15 ft total, 5 ft min – 1 story 7.5 ft min – 2 stories	10 ft	35 percent	30 ft
Multi-Family Residential	20 ft	15 ft total, 5 ft min – 1 story 7.5 ft min – 2 stories	10 feet	35 percent	36 ft
Forest-Residential	50 ft	30 ft minimum	30 ft	10 percent	36 ft
Agricultural-Residential	50 ft	30 ft minimum	30 ft	35 percent	36 ft

Source: *Administrative Draft Placer County Zoning Ordinance*, 1995.

Multi-family Housing (RM): The RM zone district is intended to provide areas for residential neighborhoods of single-family dwellings, duplexes, apartments, etc. This flexibility in the regulations was intended to promote innovative site planning with on site recreational amenities. However, because single-family housing is allowed in the residential multi-family district (RM), many sites zoned RM have been developed with single-family detached housing. This trend has reduced the County's inventory of multi-family sites without providing adequate higher density, affordable

housing.

Residential Secondary Dwellings: A secondary dwelling unit is an apartment or dwelling that is accessory to a primary dwelling, which provides complete independent living facilities for one or more persons. It may be either attached or detached. To encourage development of secondary units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing second units, or where no ordinance has been adopted, to allow second units by use permit if they meet standards set forth in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (*Government Code* § 65852.2). Second units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs.

The Placer County Zoning Ordinance establishes standards for secondary dwelling units that comply with State law. Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts, the Motel (MT) district, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district.

Mobile Homes: Mobile homes are permitted with Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district. The number of mobile homes that may be placed on a single parcel is the same as the number of single-family units allowed.

Mobile Home Parks: Mobile home parks are permitted with a Conditional Use Permit (CUP) in the Residential Multi-Family (RM) district, the Neighborhood Commercial (C1) district, the General Commercial (C2) district, and the Motel (MT) district. The Zoning Ordinance allows a maximum of eight spaces per acre.

Residential Care Homes: Residential care homes are facilities that provide residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element. Residential care homes with 6 or fewer clients are permitted with Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, and the Farm (F) district. Residential care homes with 7 or more clients are permitted with a Minor Use Permit (MUP) in the Residential Multi-Family (RM) district, the Residential Agricultural (RA) district, the Motel (MT) district, and the Farm (F) district.

Caretaker and Employee Housing: Caretaker and employee housing (including farm worker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes, or to provide twenty-four hour care or monitoring, or where work is located at remote locations. Caretaker and employee housing is allowed with either Zoning Clearance (C) or Minor Use Permit (MUP) in all zoning districts, except the residential districts (RS, RM, RA, and RF), Open Space (O), and Water Influence (W). No more than one caretaker or employee housing unit shall be allowed for any principle use, except in the case of temporary employee housing or if authorized by the Planning Commission based on specific findings that support the necessity for the number of units approved.

Temporary Dwellings: Temporary dwellings are allowed under certain circumstances as set forth in

Section 17.56.280 of the Zoning Ordinance. In addition, temporary dwellings for hardship or disaster relief are allowed subject to certain requirements (Section 17.56.290 of the Zoning Ordinance.)

Density Limitations: The Density Limitation (DL) is a multi-faceted combining district that provides special minimum lot size and density standards for certain areas where residential development may occur and where sensitive site characteristics or other special circumstances exist. The DL combining district allows for increased flexibility on lots that may be difficult to develop and encourages infill development through reduced set back and lot size requirements. This district also allows greater maximum lot coverage than the base residential zone districts (RS and RM).

In the RS and RM zone districts, the front setback is 20 feet, the side setbacks are 15 feet total, a 5 feet minimum for one story and a 7.5 feet minimum for two stories, and the rear setback is 10 feet minimum for one story and twenty feet for two stories. The maximum site coverage is 40 percent for one story and 35 percent for two stories. In the combining DL district these standards are relaxed. The front setback is reduced to 12.5 feet, the side setback is 5 feet for one story and 7.5 for two stories or more, and the rear setback is ten feet. The maximum coverage is increased to 50 percent for one story and 40 percent for two stories.

The DL zone district helps implement the General Plan and in some cases higher densities may not be appropriate. In cases where higher densities are appropriate, the combining DL district allows for greater lot coverage than the base residential zone and can permit up to 22 units per acre, which is the maximum permitted by the Zoning Ordinance.

Density Bonus: As required by California Government Code §65915, Placer County offers a 25 percent density bonus to developers that provide housing for senior citizens or provide housing affordable to low and very low-income households. To be eligible for the density bonus, 20 percent of the units must be available to lower income households; 10 percent of the units must be available to very low-income households; or 50 percent of the units must be available to senior citizens.

Parking Requirements: The County requires that residential uses provide two off-street parking spaces per dwelling unit, some exceptions apply to single-family and duplex dwellings. Apartments shall be provided with one off-street parking space for studio and one-bedroom units, two off-street parking spaces for two-bedrooms or more. In addition, one guest space must be provided for every four apartments. These parking requirements are similar to those in other jurisdictions. In addition, the County allows for flexibility and variances in parking standards.

Permit Processing Time and Fees

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code § 65920 *et. seq.*), housing proposed in the County is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

The County employs a Zoning Administrator to serve as a hearing officer who is assigned the authority and original jurisdiction to investigate, consider, and approve or deny Administrative Review Permits, Minor Use Permits, and Variances. The usual turn-around for a Zoning Administrator decision is five

weeks after the receipt of a complete application.

Residential development projects requiring environmental review and a discretionary planning approval (CUP) that are on flat ground with available sewer, water, and electricity would take about eight months to process through the Placer County Planning Department; more complicated sites typically take more time. Longer processing times may result from site constraints (wetlands, vernal pools, steep slopes, paleontology or archaeology finds), inadequate application materials, and/or review and comment by numerous other agencies.

As required by the California Environmental Quality Act (CEQA), the County's permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating inappropriate developments sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (E.I.R.), additional processing, cost, and time is required.

CEQA compliance is the first step in the review of a project, prior to scheduling any permit or application before a hearing body. If, after completing the Initial Study, County staff determine that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an E.I.R. is required. An E.I.R. is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the E.I.R. is acceptable, the E.I.R. is distributed for public review. After either the Negative Declaration or E.I.R. has been completed, the applicant may file the tentative map or Subsequent Entitlement Application, and a public hearing will be set to consider the CEQA document and any other entitlements.

The County collects fees to help cover the costs of permit processing, environmental review, building inspections, and capital improvements. Fees collected by the County in the review and development process do not exceed the County's costs for providing these services. Fees charged for building permits are based on the construction values prescribed by the Uniform Building Code. The County collects capital improvement fees (impact fees) in accordance with California Government Code § 66000-66025 for the provision of services such as water, sewers, and storm drains. These fees are generally assessed based on the number of units in a residential development. When raising fees, the County complies with applicable provisions of the government code.

According to recent financial proformas for multi-family developments, development fees per unit ranged from approximately \$15,500 to \$18,600 in Placer County. According to the State Department of Housing and Community Development (HCD), these fees are consistent with other jurisdictions in the region. Average residential development fees per unit in the Sacramento Area are \$15,793 for a 45-unit apartment building and \$21,834 for an infill house. Nonetheless, in Placer County development fees can add 10 to 15 percent to the per unit cost and jeopardize the feasibility of an affordable housing project.

Placer County has adopted an ordinance that waives 50 percent of application processing fees if 20 percent of the units are available to low-income households or 10 percent of the units are available to very low-income households. Service and mitigation fees, such as water, sewer, and school impacts, will be considered for waivers if an alternative source of funding is identified to pay these

fees. However, service and mitigation fees, also known as capital improvement fees, are the largest component of residential development fees. According to a statewide survey conducted by HCD, capital improvement fees range from about 67 percent to over 90 percent of total residential development fees per unit.

On and Off-Site Development Standards

Placer County requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following:

- Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.
- Sewage collection and treatment.
- Water systems improvements, including lines, storage tanks, and treatment plants.
- Public facilities for fire, school, and recreation.
- Geological hazard repair and maintenance where appropriate.

Typically, on-site and off-site improvement costs are passed on to the homebuyer as part of the final cost of the home.

Building and Housing Codes and Enforcement

Placer County has adopted the Uniform Building Code, the Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings as published by the International Conference of Building Officials, into the Placer County Code, 2000.

The Uniform Building Code (UBC) determines the minimum residential construction requirements throughout California. Placer County has not made significant additions to the UBC for residential construction in the lower elevations of the County not subject to annual snowfall. Slight modifications, such as special roof design requirements to accommodate snow loads and avalanche protection standards, have been made for construction above a 5,000-foot elevation. These modifications limit the use of new manufactured housing on individual lots, which limits the affordable housing options on vacant lots in Kings Beach and in situations where a unit beyond rehabilitation needs replacement.

The State's Uniform Housing Code regulates the condition of habitable structures with regard to health and safety standards and provides for the conservation and rehabilitation of housing in accordance with

the UBC. The Uniform Code for the Abatement of Dangerous Buildings covers the repair, vacation or demolition of dangerous buildings, this code is also compatible with the Uniform Building Code.

As with most jurisdictions, the County responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The County's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply. The more pressing the problem, the more urgent the County action. Usually, through a combination of letters, phone calls, and/or site visits voluntary compliance is elicited. In cases where the problems are severe and appeals to voluntary solutions to them are unsuccessful, the County will take more aggressive action. In rare cases, the units may be declared hazards and posted as such and/or legal compliance may be forced through action taken by the District Attorney or County Counsel's office.

The County attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions with the County, there is no indication that code enforcement practices have unduly penalized older dwellings or have inhibited rehabilitation.

Impediments to Affordable Housing Production in the Tahoe Region

The Tahoe Regional Planning Agency (TRPA) was established in 1969 to oversee development and protect the natural resources of the Tahoe Basin. TRPA adopted the Code of Ordinances, which establishes specific regulations and thresholds for, among other things, land use, density, rate of growth, land coverage, excavation, and scenic impacts. The TRPA code sets maximum annual housing unit allocations, as well as density limitations on multi-family development. These regulations are designed to bring the Tahoe regions into conformance with the threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing. For the 2001 and 2002 period, TRPA has set a maximum allocation of 88 residential units per year. This includes both single-family and multi-family development.

While low-income developments may obtain waivers from the TRPA allocation requirements, once the low-income deed restriction expires and the project is eligible to convert to market rate, the owner must obtain an allocation in order to proceed with the conversion. This added process serves as a disincentive to many developers in the development of low-income housing.

TRPA's regulations have little direct affect on the rehabilitation of basic structural components of existing housing units. However, they may discourage significant additions or remodeling that involve significant changes to the building size or location. This is not considered a major impediment to rehabilitation of substandard buildings.

Governmental Constraints on Housing Production for Persons with Disabilities

As part of the governmental constraints analysis, the Housing Element must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. The County must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The County proposes three new programs to comply with the State requirement. The County will adopt a reasonable accommodation ordinance (see Program 52). In addition, the County proposes reviewing not only the zoning ordinance, but also land use policies, permitting practices, and building codes to comply with State and federal fair housing laws (see Program 40). The County will also encourage the incorporation of universal design in new construction (see Program 39).

However, additional analysis of current regulations and practices is included in Table 4-5. The analysis in Table 4-5 is based on guidance for the constraints analysis developed by the California Department of Housing and Community Development.

Table 4-5 Constraints on Housing for Persons with Disabilities

Overarching and General	
Does the County have a process for persons with disabilities to make requests for reasonable accommodation?	The County shall adopt an ordinance establishing a process for making requests for reasonable accommodation (see Program 52).
Has the County made efforts to remove constraints on housing for persons with disabilities?	In addition to the analysis here, the County shall review land use regulations and practices for compliance with fair housing laws (see Program 40).
Does the County make information available about requesting reasonable accommodation?	The County shall adopt an ordinance establishing a process for making requests for reasonable accommodation (see Program 52).
Zoning and Land Use	
Has the County reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis here, the County shall review land use regulations and practices for compliance with fair housing laws (see Program 40).
Are residential parking standards for persons with disabilities different from other parking standards? Does the County have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Residential parking standards are the same for persons with disabilities. However, the County shall adopt an ordinance establishing a process for disabled persons making requests for reasonable accommodation for current parking standards (see Program 52). The County has a policy for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need (see Policy E.3.).
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than	Group homes (also known as residential care

those allowed by State law? Are group home over six persons allowed?	homes) of six or less individuals are allowed with a zoning clearance in the single-family, multifamily, agricultural residential, forest residential, motel, resort, and farm zones. Group homes of seven individuals or more are allowed with a minor use permit in the multifamily, agricultural residential, forest residential, motel, and farm zones. The County has proposed reviewing the residential care homes ordinance to consider increasing the limit on the number of adults allowed in residential care homes as a use by right (see Program 41).
Does the County have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
Permits and Processing	
How does the County process a request to retrofit homes for accessibility?	The County shall adopt an ordinance establishing a process for making requests for reasonable accommodation (see 52).
Does the County allow groups homes with fewer than six persons by right in single-family zones?	Yes
Does the County have a set of particular conditions or use restrictions for group homes with greater than six persons?	No, the County does not have special standards for group homes regarding location, design or operation. The County has proposed reviewing the residential care homes ordinance to consider increasing the limit on the number of adults allowed in residential care homes as a use by right (see Program 41).
What kind of community input does the County allow for the approval of group homes?	Group homes of six or less individuals are allowed with a zoning clearance in the single-family, multifamily, agricultural residential, forest residential, motel, resort, and farm zones. Zoning clearance is a routine land use approval that involves staff checking to ensure that zoning requirements will be satisfied. Group homes of seven individuals or more are allowed with a minor use permit in the multifamily, agricultural residential, forest residential, motel, and farm zones. The MUP provides the public with an opportunity to review the project and express their concerns in a public hearing.

Does the County have particular conditions for group homes that will be providing services on site?	No, the County does not have special standards for group homes regarding location, design or operation. Services are allowed to be provided on site with a minor use permit in the multi family, agricultural residential, motel, and farm zones.
Building Codes	
Has the locality adopted the Uniform Building Code?	Yes – 2000. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the County adopted any universal design element into the code?	The County will also encourage the incorporation of universal design in new construction (see Program 39).
Does the County provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The County shall adopt an ordinance establishing a process for making requests for reasonable accommodation (see Program 52).

NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Placer County can be broken into four categories: land costs, construction costs, and community sentiment.

Land Cost

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the County based on a number of factors. The main determinants of land value are location, proximity to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses. According to local real estate sources, as of January 2002, an acre of vacant, unimproved land that is suitable for multi-family development in central and northeastern Placer County costs approximately \$100,000, however, this figure can exceed \$1,000,000 per acre in the Tahoe Basin.

Construction Cost

Construction costs vary widely depending on the type, size, and amenities of the development. According to the Construction Industry Research Board, construction “hard costs” for typical single-family residential buildings range from approximately \$60 to \$95 per square foot; however,

construction costs can run as high as \$200 per square foot on lots with steep slopes or other environmental constraints. Multi-family residences such as apartments can generally be constructed for slightly less than single-family homes.

Community Sentiment

Community attitude toward housing plays a crucial role in determining the type and cost of housing that will be built in the City. Developers of potentially controversial housing complexes should address legitimate community concerns regarding the type of housing, noise, traffic, and the impact that the proposed development will have on County services. A key to successfully obtaining development approvals is to obtain the support of local community groups and organizations. Involving the community in the early phases of the project is essential for creating the basis for cooperation and constructive participation in the planning process.

According to local real estate sources, community sentiment against affordable housing has become so significant that some landowners refuse to sell available property to nonprofit developers.

CHAPTER 5: HOUSING RESOURCES AND OPPORTUNITIES

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in Placer County. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

LAND AND SERVICES AVAILABLE FOR RESIDENTIAL DEVELOPMENT

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element ". . . identify adequate sites . . . to facilitate and encourage the development of a variety of types of housing for all income levels . . ." (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing types at densities that will satisfy the objectives of the Housing Element. The land must also have access to public services, such as water, sewage treatment, storm drainage, and roads.

As with many counties, Placer County does not maintain an inventory of vacant or underutilized land. Therefore, in order to evaluate the availability of vacant land, County staff manually reviewed zoning and assessor parcel maps and, in some cases, conducted windshield surveys to identify vacant sites suitable for residential development. However, because the County is updating the Foresthill Community Plan, a parcel database has been assembled for this area. Hence, this information is more extensive.

Table 5.1 shows that a maximum of 13,266 housing units could be built on vacant land in the unincorporated county that is suitable for residential development. However, a more realistic development level is 80% of maximum or 10,613 housing units, which takes into consideration the fact that the maximum density will not be realized on all parcels. This lower estimate was based on discussions with County planning staff and took into account current development trends and current project proposals. This figure exceeds the remaining additional units needed to meet the regional housing needs allocation requirement of 5,004 housing units for all income categories (See Table 3-13). In addition, Table 5.1 illustrates that vacant land for residential development is available throughout the County.

In order to assess the land available for very low and low-income multi-family development the low-density zoning categories (RF, AE, RA, RS, RES) and sites without existing water and sewer services were eliminated from the vacant land analysis. As Table 5-2 shows, suitable sites exist to accommodate the development of 3,360 high-density units. This number falls short of the remaining 3,678 very low and low-income housing units required by the State housing allocation (See Table 3-13). Program 20 is proposed to address this shortfall of 318 units.

High density in the County ranges from 10 to 15 units per acre. Based on recent development trends, this density is adequate to meet the affordable housing needs in Placer County. As Table 3-14 illustrates, many affordable housing projects are proposed in that density range. In addition, the recently approved 72-unit Silverbend tax credit project was developed on a property zoned Residential Multi-Family Combining Density Limitation of 10 units per acre (RM-DL-10). In this case, the

applicant applied for a density bonus, which provided for a maximum of 75 units. However, the applicant only requested a maximum of 72 units. Another example is the Auburn Court Apartments. This development was constructed in the last two years on a parcel that permitted a maximum of 15 units per acre.

The County also has a senior housing ordinance for senior apartments and Senior Independent Living Centers (SILCs) that can provide a maximum density increase of 225% over the base zoning of 10-15 dwelling units per acre and also provides for parking reductions in SILCs.

Table 5-1 Vacant Land Suitable for Residential Development

ZONING	ACRES	SERVICES	MAX DU/AC	MAX CAPACITY (UNITS)	80% OF MAX
AUBURN AREA					
Agricultural-Residential (RA)	34	Y	4.4	149	119
Multifamily Residential (RM)	54	Y	15	571	457
General Commercial (C2)	8	Y	15	117	94
Commercial Planned Development (CPD)	51	Y	15	770	616
Highway Service (HS)	17	Y	15	250	200
DEWITT CENTER	111	Y		60	48
Sub-total	275			1,917	1,533
FORESTHILL*					
Forest Residential (RF)	23,694	N	0.1	3,618	2,894
Agricultural-Exclusive (AE)	76	N	0.1	2	2
Agricultural-Residential (RA)	1,955	N	1	1,197	958
Single-Family Residential (RS)	1,546	N	4	507	406
Multifamily Residential (RM)	148	N	8	909	727
General Commercial (C2)	76	N	1	717	574
Resort (RES)	888	N	1	202	162
Sub-total	28,383			7,152	5,722
SOUTH PLACER COUNTY					
DRY CREEK					
Multifamily Residential (RM)	16	N	10	160	128
Neighborhood Commercial (C1)	29	N	10	290	232
General Commercial (C2)	33	N	10	330	264
GRANITE BAY					
Neighborhood Commercial (C1)	17	N	10	170	136
HORSESHOE BAR/PENRYN					
PENRYN PARKWAY	133	Y	10	1,332	1,066
Sub-total	228			2,282	1,826
EAST PLACER COUNTY					
TAHOE VISTA/KINGS BEACH					
Special Area 1 - Tourist (RM)	6	Y	15	90	72
General Commercial (C2)	8	Y	15	120	96
DOLLAR POINT					
Multifamily Residential (RM)	12	Y	15	180	144
TAHOE CITY					
INFILL OPPORTUNITIES	10	Y	15	150	120
HOMEWOOD					
INFILL OPPORTUNITIES	10	Y	15	150	120
SQUAW VALLEY/ALPINE MEADOWS					
Multifamily Residential (RM)	16	Y	15	240	192
Sub-total	62			930	744
WEST PLACER COUNTY					
SHERIDAN					
Multifamily Residential (RM)	10	LIMITED	6	60	48
OTHER					
Multifamily Residential (RM)	9	N	15	140	112
Commercial Planned Development (CPD)	26	N	15	392	313
Neighborhood Commercial (C1)	4	N	15	53	42
Highway Service (HS)	23	N	15	342	274
Sub-total	72			986	788
TOTAL	29,020			13,266	10,613

Source: Placer County Planning Department

Table 5-2 Vacant Land Suitable for Multi-Family Development

ZONING	TOTAL ACRES	NUMBER OF PARCELS	AVERAGE SIZE	RANGE (ACRES)	SERVICES	MAX DU/AC*	MAX CAPACITY (UNITS)	80% OF MAX
AUBURN AREA								
Multifamily Residential (RM)	54.2	10	5.4	1.0-30.0	Y	15	571	457
General Commercial (C2)	7.8	3	2.6	1.7-3.4	Y	15	117	94
Commercial Planned Development (CPD)	51.3	9	5.7	1.0-12.7	Y	15	770	616
Highway Service (HS)	16.7	2	8.3	4.1-12.6	Y	15	250	200
DEWITT CENTER (County-owned)	111.0	1	N/A	N/A	Y		60	48
Sub-total	241.0	25	9.6				1,768	1,415
SOUTH PLACER COUNTY								
GRANITE BAY								
Neighborhood Commercial (C1)	17.0	3	5.7	3.7-8.8	Y	10	170	136
HORSESHOE BAR/PENRYN								
PENRYN PARKWAY	133.2	18	7.4	1.0-24.2	Y	10	1,332	1,066
Sub-total	150.2	21	7.2				1,502	1,202
EAST PLACER COUNTY								
TAHOE VISTA/KINGS BEACH								
Special Area 1 - Tourist (RM)	6.0	1	N/A	N/A	Y	15	90	72
General Commercial (C2)	8.0	1	N/A	N/A	Y	15	120	96
DOLLAR POINT								
Multifamily Residential (RM)	12.0	2	6.0	1.6-10.0	Y	15	180	144
TAHOE CITY								
INFILL OPPORTUNITIES	10.0	N/A	N/A	N/A	Y	15	150	120
HOMWOOD								
INFILL OPPORTUNITIES	10.0	N/A	N/A	N/A	Y	15	150	120
SQUAW VALLEY/ALPINE MEADOWS								
Multifamily Residential (RM)	16.0	2	8.0	8.0	Y	15	240	192
Sub-total	62.0	6	10.3				930	744
TOTAL	453.2	52	8.7				4,200	3,360

*Maximum dwelling units may be lower than those described in Table 4-2 due to Density Limitation (DL) combining districts. Density limitations are discussed further in Section 4 under Local Governments Constraints. Source: Placer County Planning Department

FINANCIAL AND ADMINISTRATIVE RESOURCES

Placer County has access to a variety of funding sources available for affordable housing activities. They include programs from local, State, Federal, and private sources. The following section describes the most significant housing resources in Placer County.

Placer County Redevelopment Agency

The Placer County Redevelopment Agency was created in 1996. The County currently has three redevelopment project areas: the North Tahoe Redevelopment Project, the North Auburn Redevelopment Project, and the Sunset Industrial Park Redevelopment Project. (The Sunset Industrial Park Project Area does not propose to include housing.) A portion of the increased property tax revenue (tax increment) resulting from new private investment in the project areas is directed to the redevelopment agency rather than the City, County, or independent districts.

Tax increment funds must be used for public improvements and affordable housing development within the project area, or in some circumstances, outside the project area. According to State Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), one of the primary purposes of redevelopment is to increase and improve the community's supply of low and moderate-income housing.

The housing requirements for the Placer County Redevelopment Project areas are:

The inclusionary rule—A fixed percentage of all housing constructed or rehabilitated in the Project Areas must be affordable to low and moderate-income persons and families (Section 33413(b)).

The replacement rule—Low and moderate-income housing, which is removed as a result of a redevelopment project in a Project Area, must be replaced (Section 33413(a)).

The set-aside rule—At least 20 percent of tax increment revenue must be spent to increase, improve, and preserve the supply of low and moderate-income housing in the Project Area (Section 33334.2).

The Placer County Redevelopment Agency projected generating \$20.3 million in total revenues from the North Lake Tahoe Project Area from 2001 to 2005, \$10.55 million in total revenues from the North Auburn Project Area from 2002 to 2007, and \$10.56 million in total revenues from the Sunset Industrial Park Project Area from 2002 to 2007. As required by State law, the Agency will contribute 20 percent of this gross tax increment to low and moderate-income housing (see Table 5-3).

In order to meet the State mandated housing requirements, the Redevelopment Agency developed the Placer County Affordable Housing Strategy. The Agency established and operates the following policies and programs in order to implement the goals and objectives in the Affordable Housing Strategy.

Home Investment Partnership Act (HOME Program). The HOME Program is a Federal

housing program enacted pursuant to Title 11 of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low and very low-income families, with emphasis on rental housing; 2) increase state and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. Placer County does not qualify as a participating jurisdiction to receive HOME funds directly from HUD. The County applies to the State for specific HOME program funds.

The County has established a First-Time Homebuyer Program using a \$500,000 HOME funds grant, which was received in fiscal year 2000, and \$120,000 of redevelopment set-aside funds. The program is designed to assist low and moderate-income first-time homebuyers in Placer County by offering low interest loans to assist with the down payment and/or eligible closing costs and fees. Qualified homebuyers are eligible to borrow up to \$60,000 in “gap” financing.

The maximum home price allowed by HUD for this program is \$188,000. Due to this cap, the Redevelopment Agency has determined that the First-time Homebuyer Program is not feasible in the North Lake Tahoe Project Area. In fact, increasing home prices throughout the County and decreasing vacancy rates make it difficult to find suitable property for first-time homebuyers.

Multi-family Rental New Construction Program. The Agency plans to assist in the production of new affordable housing. The Agency estimates that approximately \$3.5 million will assist in the development of affordable multi-family rental housing in the North Lake Tahoe area for low and moderate-income households that live and work in the area. The Agency’s aim is to use this program to address the substantial need for affordable employee housing in the North Tahoe Project Area due to high demand for lower paying service and tourism related jobs in the region.

Community Development Block Grant (CDBG) Funds. Through the CDBG Program, the Department of Housing and Urban Development (HUD) provides grants and loans to local governments for funding a wide range of community development activities. However, Placer County does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD, therefore, the County applies to the State for CDBG program funds for specific programs.

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities for persons of low and moderate-income. CDBG funds can be used for acquisition/rehabilitation, homebuyer assistance, economic development, homeless assistance, public services, and neighborhood revitalization. A minimum of 51 percent of the CDBG funds provided must be used for the support of activities that benefit low and moderate-income persons. The County uses CDBG funding for housing rehabilitation programs, public works projects, the Handy Person Program, and the Low Cost Improvement Loans for Mobile Home Owners Program.

CDBG funds and redevelopment set-aside funds together are used to preserve the existing stock of affordable housing through the County Housing Rehabilitation Loan Program and the Kings Beach Housing Rehabilitation Program. These programs provide housing rehabilitation and weatherization loans and services to low-income households throughout the County. The maximum loan amount is \$60,000.

CDBG funding is also used for public works projects that serve low-income households, such as conversions from septic systems to sewers and extensions of public water services. The Handy Person Program provides funds for home repairs up to \$1,000 for low-income seniors. An average of 250 homes per year have been assisted through this program. The Low Cost Improvement Loans for Mobile Home Owners Program assists low and moderate-income households in code and safety improvements, including structural improvements, roofing, carports, painting, etc.

Mixed Use Development Program. The Redevelopment Agency will identify and assist in the development of mixed-use projects to create affordable housing opportunities and ease the demand for employee rental housing. Redevelopment set-aside funds will be used for a variety of actions to assist in the development of mixed-use projects including, but not limited to, the identification of sites, loans for the development of mixed-use projects, assistance with County fees, and assistance with expenses associated with TRPA requirements.

Fee Waiver Program. The Agency uses housing set-aside funds to write down fees for developments in the project areas in which at least 10 percent of the units are affordable to very-low-income households or at least 20 percent are affordable to low-income households. However, the use of set-aside funds to replace fee waivers will be limited by the prevailing wage requirements of SB 975.

Multi-family Pre-development Program. In order to expedite the construction of affordable multi-family rental housing throughout the County, this program provides predevelopment grants and loans to qualified private and non-profit developers. Eligible expenses include architecture, appraisals, site planning, permit assistance, and other soft costs associated with project development.

Mandatory Inclusionary/Employee Housing Program. The Employee Housing Program requires that developers of large-scale resorts house those lower wage earners employed by the facility. The employee housing requirements are triggered when a new resort is built or when an existing resort is expanded.

The County has also adopted an inclusionary housing ordinance in the Redevelopment Project Areas in conformance with State law, which requires that 15 percent of all newly constructed or substantially rehabilitated residential units be affordable to low and very low-income households.

Housing Trust Fund. A Housing Trust Fund has been established to increase and improve the supply of affordable housing. The funding sources for the Fund include in-lieu fees and employee housing needs fees. The Housing Trust Fund has approximately \$950,000 as of February 2002.

Summary of Redevelopment Agency Revenues and Housing Expenditures. Table 5-3 summarizes by project area revenue projections, the primary programs of the Redevelopment Agency and their expected expenditures for the 2002 to 2007 planning period.

Table 5-3 Redevelopment Agency Revenue Projections and Housing Expenditures

	North Lake Tahoe Project Area FY 2001- 2006	North Auburn Project Area FY 2002-2007	Sunset Industrial Project Area FY 2002-2007
Total Revenues	\$20,320,000	\$10,551,956	\$10,557,583
Housing Expenditures			
First-Time Homebuyer Program	350,000	640,000	640,000
Multi-family Rental New Construction	3,500,000	690,000	1,260,000
Housing Rehab Program	120,000	745,000	664,000
Mixed-use Development Program	180,000	-	-
Total Housing Expenditures	\$4,150,000	\$2,075,000	\$2,564,000

Source: Placer County Redevelopment Agency, 2001

Placer County Department of Health and Human Services

The Department of Health and Human Services (HHS) functions as the Housing Authority Agent for the Board of Supervisors. The following summarizes the housing-related programs administered by HHS.

Placer County Section 8 Rental Assistance. The Section 8 Housing Choice Voucher (HCV) Program is a Federal program that provides rental assistance to low and very low-income persons in need of affordable housing. The Health and Human Services Department administers the Section 8 HCV Program for the Placer County Housing Authority. The Section 8 Program provides a housing voucher to a tenant, which generally covers the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (e.g. 30 percent of their income). Many of those receiving Section 8 vouchers are elderly or disabled households.

As of February 2002, HHS had 276 vouchers available, of which 230 were “leased up”, that is 230 low and very low-income households in Placer County are receiving Section 8 rental assistance. Eligible voucher holders have had difficulty locating properties to rent due to the “gap” between the payment standard set by HUD and the cost of market rate rental housing in Placer County. A trend is developing wherein the majority of housing available which qualifies within the HUD payment standards is found in the subsidized rental market in Placer County, and this market is very limited. Currently, the most availability is in subsidized complexes in Lincoln.

In addition, the waiting list for Section 8 vouchers was last opened for two weeks in February 2001. The Housing Authority received over 700 applications and, as of February 2002, has a waiting list of about 600 applicants.

So, although there is a demonstrated need for housing assistance in Placer County, the County finds itself in a “catch 22” situation in that the lack of affordable housing stock often makes it difficult for voucher holders to lease up in a timely manner (60 days – Placer often has to extend the search period

to 120 days). Thus, allocated vouchers may be underutilized for a longer period than in areas where housing is readily available.

Integrated Services for Homeless Adults with Severe and Persistent Mental Illness (AB 2034).

The Adult System of Care (ASOC), a division of HHS, serves approximately 1,800 individuals at a given time through a variety of programs. The number of homeless served has increased immensely in the last two years. The ASOC and the National Alliance for the Mentally Ill (NAMI) developed a Housing Team to work 9 transitional homes and 2 permanent housing sites to try to meet the ever-increasing housing need.

In 2000, the California Department of Mental Health awarded funding of \$850,000 annually for three years to the ASOC to implement the Integrated Services for Homeless Adults with Severe and Persistent Mental Illness (AB 2034). The program, called Placer HEARTS locally, was designed to provide outreach, community mental health services, employment, and housing to mentally ill adults who are homeless or at risk of homelessness.

However, while the ASOC anticipated and committed to serving 75 clients per year, due to the lack of emergency, transitional, and permanent affordable housing in Placer County, ASOC has had difficulty placing consumers in housing. In addition, due to the lack of emergency and affordable housing, ASOC allocates a large portion (\$96,000 to \$108,000 annually) of its AB 2034 budget to hotel vouchers. Not only could the funding be spent more efficiently if the agency did not need to rely on hotel vouchers to such a large extent, but better services could also be provided. On average, the program turns away 7 homeless individuals per week who are ineligible for the program.

Other Funding Resources

Mortgage Credit Certificates. The Mortgage Credit Certificate (MCC) Program is designed to assist first-time homebuyers. The MCCs are allocated on an annual basis to each county in the State on a population-based formula. The County in conjunction with mortgage institutions administers the program. The applicant for an MCC applies to the County, which screens the applicants. Home purchasers who receive MCCs are entitled to an income tax credit against the interest paid on their mortgage. The value of the tax credit effectively reduces the monthly mortgage and is taken into consideration by the mortgage lender when qualifying the borrower.

California Gold First-Time Homebuyer Program. The California Gold First-Time Homebuyer Program allows a homebuyer to borrow funds from the California Rural Home Mortgage Finance Authority in the form of a 20-year deferred payment second mortgage loan. The second mortgage has a 20-year maturity date and an interest rate of 3 percent, which is reduced to 1.5 percent after nine years. The program is available to potential homebuyers who have not owned a home in 12 months, and income limits are based on the greater of state or area median income regardless of family size.

Private Funding. The Community Reinvestment Act (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial

institutions have elected to actively participate in funding low and moderate-income housing developments developed by nonprofit corporations.

The Federal Home Loan Bank provides direct project financing through its member institutions as part of its Affordable Housing Program. The Savings Associations Mortgage Company (SAMCO), which is an organization of savings institutions, also provides financing for affordable housing developments. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

Other Local Organizations

The Salvation Army. The Salvation Army provides a wide variety of community services including medical, social, educational, and housing. In 2001, the Auburn Corps provided over \$42,000 in vouchers for utility bills to help over 600 people and almost 32,000 meals to approximately 6,000 individuals. In addition, the Auburn Corps provided 2,090 nights of shelters in local hotels to 436 people, including 107 families, at a cost of \$44,260.

Placer Consortium on Homelessness and Affordable Housing (PCOH). The PCOH is a countywide group of area agencies, homeless resource providers, and interested individuals concerned with the provision of housing services to the homeless and low-income community. The goal of the PCOH is to establish a solid housing continuum of care that proceeds from emergency shelters, to transitional housing, and on to permanent housing and self-sufficiency.

ENERGY CONSERVATION OPPORTUNITIES

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Placer County, and examples of effective programs used by other jurisdictions.

The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy efficient appliances, etc. All new construction in Placer County must comply with Title 24.

The primary energy conservation program for older homes in Placer County is the weatherization program implemented by Project Go. Project Go is an independent, private non-profit organization that specializes in home repairs. Project Go provides a free weatherization service to low-income and elderly people. Recipients of CalWORKS and State Disability Insurance are automatically eligible. The weatherization service includes caulking, weather-stripping, insulation, and sunscreens.

The County encourages energy efficiency in residential construction by emphasizing energy efficient construction practices. This strategy provides an information sheet to builders that discusses the short and long-run costs and benefits of energy efficient design and construction, and provides a list of the

local dealers, contractors, and suppliers of conservation materials.

The County has also employed policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat, such as the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water, oil or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

PG&E publishes a wide variety of pamphlets that provide information on energy conservation practices.

CHAPTER 6: EVALUATION OF PREVIOUS HOUSING ELEMENT

The following section is required in all housing elements by Government Code Section 6558 (a) (1), (2), and (3). Its purpose is to review the previous housing element by looking at the progress the County has made implementing identified programs; the results of both identified policies and programs; and the appropriateness of its goals, objectives, and policies.

The previous Housing Element covered the planning period from 1990 to 1999. This section lists each goal in the previous Housing Element and reviews the results of the programs intended to reach that goal. The County's most recent annual evaluation of the Placer County General Plan (Housing Element) Programs, as required by State law, is in Appendix A.

Goal A: To provide a continuous supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

While the County has made great progress in implementing the programs identified under Goal A, it was not able to produce its fair share of affordable housing. Table 6-1 outlines the County's previous fair share allocation with the actual number of units built. The County does not track housing starts by income category. These breakdowns were estimated based on the type of structure built and information on the number of low and very low-income units produced. The Table shows that only 2.4 percent of the amount needed for very low-income housing and 11.3 percent needed for low-income housing was built between 1990 and 1999.

Table 6-1 Previous Housing Allocation and Actual Housing Starts

	Previous Housing Allocation	Housing Starts	Percentage Obtained
Very Low	1,234	29	2.4%
Low	918	104	11.3%
Moderate	1,143	2,481	217.1%
Above Moderate	1,884	4,608	244.6%
Total	5,179	7,222	139.4%

Source: Placer County Building Department

Program 2.7, which allowed detached secondary units "when such units are located above a garage or similar accessory building" was successfully implemented and helped produce 345 secondary units.

Goal B: To promote quality residential development in the County.

The Design Review Commission reviews residential projects in order to ensure that they comply with the County's Design Guidelines and the community design elements of the various community plans. Whether or not new development in the County has a high architectural quality is subjective, and ultimately for the community to decide.

Goal C: To conserve the County's current stock of affordable housing.

Often low-income households do not have the funds to maintain their home and need government assistance to do so. CDBG rehabilitation grants are an appropriate way to preserve these homes so that they remain part of the affordable housing supply. In 1998 the County secured a \$175,800 CDBG grant for housing rehabilitation in Kings Beach

In 1999, the Housing Authority successfully competed for additional Section 8 vouchers increasing the total to 276, which exceeded the objective of 250 vouchers.

Goal D: To preserve all at-risk units within the unincorporated County.

The County maintains a list of government-subsidized housing developments in the County, but this list does not contain all the information required by policy 2.28 (*i.e.* type of government program, conversion date, etc.). However there has been some success in preserving at risk units. The County was able to keep 80 units at the Snowcap apartment complex from reverting to market rate during the last planning period.

It is important that the County not only increase its supply of affordable housing, but also maintain the current number of affordable units. Failing to do this would compound the difficulty of providing affordable housing in the County by reducing the availability of and increasing the demand for affordable housing.

Goal E: To meet the special housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.

The County updated its zoning ordinance to reflect state law with regards to density bonuses. The objective was 400 new housing units for Seniors, however this objective was not met. In addition, Program 2.31 reaffirmed the County's commitment to allow small group housing projects in residential zones.

Housing is usually built without the needs of the disabled, the elderly, large families, and other such groups taken into account. This creates an inadequate supply of housing that is appropriate for people with special needs, which in turn results in overcrowding, as is the case with larger families, and added costs in retrofits, such as building access ramps, widening doors, remodeling kitchens etc. Goal E is appropriate because it attempts to increase the housing supply built to accommodate special needs groups.

Goal F: To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

While there is no official monitoring of homelessness in the County, by most accounts the number of homeless has increased since the previous element was adopted. However, the County has continued to contribute to voucher programs, which provide emergency shelter to homeless individuals and families during winter months.

It is unreasonable to assume that the County can eliminate homelessness. Homelessness is a complex issue and to eliminate it would take a dramatic social, economic, and cultural shift that is beyond the County's influence. Therefore the word "eliminate" has been changed to "alleviate." This ensures that the County will continue to combat homelessness while recognizing the limitations of its influence and power.

Goal G: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents.

Programs 2.35 and 2.37 focused on providing information to the public about energy efficiency, program 2.34 reinforces the solar orientation provision in the Subdivision Map Act and program 2.36 calls for the establishment of policies and land use patterns that encourage efficient energy use in new development. It is hard to determine the results of programs 2.34, 2.35, and 2.37, however all are still in effect. On the other hand, Policy 2.36 has influenced community plans throughout the County. For example, one of the primary planning principles of the *Auburn/Bowman Community Plan* is to establish firm urban growth boundaries for the creation of a compact, efficient, and functional community.

Goal H: To assure equal access to sound affordable housing for all persons regardless of race creed age or sex.

The County identifies itself as a contact point for information regarding legal services for employment and housing discrimination. Results for this goal are hard to quantify and unfortunately can only be determined if there is clear evidence that the legal information is not being provided. Lacking any such information it is assumed that the County is affective in distributing information about and referral to legal resources.

APPENDIX A: STATUS OF THE PREVIOUS HOUSING PROGRAMS

- 2.1 As part of the *General Plan Update*, and as part of each *Community Plan Update*, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Revised land use element that identifies areas appropriate for housing in the future

STATUS - Ongoing. Since the adoption of the County's *Housing Element*, the County has amended several community plans including the *Auburn/Bowman Community Plan*, the *Horseshoe Bar/Penryn Community Plan*, the *Meadow Vista Community Plan*, *North Tahoe Community Plan*, and the *Tahoe City Community Plan*. The County is currently working on the *Martis Valley, Foresthill, and the Weimar/Applegate/Colfax Community Plans*.

- 2.2 As part of the *General Plan Update*, the County will develop a strategy for providing services and facilities for the areas designated for residential development.

Responsible Agency/Department:	Planning Department Community Services Department Public Works Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Revised General Plan

STATUS – Completed. A *Public Facilities and Services Element* was included in the *Placer County General Plan* adopted in August 1994.

- 2.3 The County will continue to implement the Permit Streamlining Program for residential projects.

Responsible Agency/Department:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued reduction in processing time.

STATUS – Ongoing. The developers of *Brooke Crest, Hidden Glen, and Deer Ridge* subdivisions utilized the permit streamlining programs to help expedite the review process.

- 2.4 The Planning Department will establish a procedure for giving highest priority in the review process to low-income housing projects.

Responsible Agency/Department:	Planning Department, Department of Public Works, Public Health (Land Development Departments)
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	New land development review procedure

STATUS - Completed. The expedited permit process, developed in 1995, establishes priority processing to any single-family or multi-family project that provides at least 15 percent of the units as affordable to low or very low-income households for at least a 20-year period.

- 2.5 The County will amend the *Zoning Ordinance* to allow a reduction in required parking for mixed-use projects.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Zoning Ordinance amendment

STATUS - Completed. Section 10.052(D)(4) of the *Zoning Ordinance* allows the number of required parking spaces to be reduced through the use permit process. It must be demonstrated during this process that the hours of operation of the different uses will effectively allow dual use of parking spaces.

- 2.6 The County will amend the *Zoning Ordinance* so that the allowed residential density for mixed-use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Zoning Ordinance amendment
Objective:	70 units in mixed-use projects

STATUS – Not completed. This policy has not been included in the *Zoning Ordinance*. However, two mixed-use areas are designated in the *Auburn/Bowman Community Plan* in which the second floor of a commercial or office building may be used for residential uses. In addition, Northstar is a 220 unit mixed-use project that has been approved by the County. And in the mixed-se development, Village at Squaw Valley, the developer paid \$2.2 million for employee housing which should accommodate 225 employees.

- 2.7 The County will amend the "second unit" provisions of the *Zoning Ordinance* to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant. The *Ordinance* will provide specific guidance as to the circumstances in which detached second units are acceptable.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)

STATUS – Completed. The *Second Unit Ordinance* provides for detached units on lots as small as 15,000-sq. ft. provided that all the remaining provisions can be satisfied.

- 2.8 The County will develop procedures for evaluating surplus land to determine its suitability for housing, "banking" such land for suitable housing projects, and making such land available to the public housing authority or to developers, whether they be private parties or non-profit corporations.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Adopted procedures

STATUS – Not completed. The County has developed an inventory of surplus County land. The Planning Department will continue to work with the Facility Services Department and the Redevelopment Agency to determine which lands may be appropriate for affordable housing projects.

- 2.9 The County will activate a public housing authority. The first step will be to evaluate options under State law, including the creation of a housing authority serving only the County, an area housing authority serving one or more portions of the County, or the creation of a joint powers agency with neighboring counties or with the incorporated cities in the County that currently have or desire a housing authority.

Responsible Agency/Department:	Community Services Department
Time Frame:	1994
Funding:	General fund for start-up costs; technical assistance from the State
Expected Outcomes:	An evaluation of options. Activation of an authority in the form deemed most suitable for Placer County.
Objectives:	250 new units affordable to low-income households produced by a housing authority.

STATUS – Completed. The County has activated a Public Housing Authority whereby the Board of Supervisors acts as the Housing Authority Commission and the Health and Human Services Department functions as the Housing Authority Agent. (Note: The Community Services Department was eliminated in 1996, and remaining programs were transferred to the Health and Human Services Department)

- 2.10 The County will evaluate existing non-profit corporations in the area that may be interested and able to construct and manage low-income housing projects in the unincorporated area. If such a nonprofit organization exists, the County will work with them to ascertain the specific needs of the corporation to expand their scope to serve the County. If no such nonprofit is identified, the County will solicit the assistance of the State Department of Housing and Community Development (HCD) to form a new nonprofit organization.

The County may provide technical and financial assistance to the nonprofit corporation.

Responsible Agency/Department:	Redevelopment Agency
Timing:	1995
Funding:	General Fund
Expected Outcomes:	Evaluation of options; formation of a nonprofit housing corporation
Objective:	150 units constructed by nonprofit corporation.

- **STATUS – The County has contacted, encouraged, and facilitated discussions between landowners and nonprofit developers. The Redevelopment Agency is investigating the feasibility of sponsoring a non-profit housing continuum in the North Lake Tahoe area. HUD, TRPA, and local housing advocates held a series of public workshops over the past year.**

The following lists several non-profit partnerships

- The County has worked with the nonprofit organization Project Go, for the Colonial Village housing project.
- The County worked with Project Go on a 1998 CDBG funded housing rehabilitation program in Kings Beach, which provide weatherization services to approximately 25 low-income households.
- The Foothill Volunteer Center runs the handyperson program funded with CDBG funds of \$30,000 a year. This program serves approximately 250 very low and low-income senior and disabled households.
- The Affordable Housing Development Corporation, a for profit developer specializing in affordable housing, proposes to partner with Community Resources Project to be long-term partners owning the Silver Bend Apartments.
- The 1999 CDBG was used to assist the Child Abuse Prevention Council to do a feasibility study for a crisis nursery. That facility is now established and operating.

2.11 The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single-family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow 'hardship mobile homes' as second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low-income residents and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued use of these programs
Objectives:	85 second units

STATUS - On-Going. The County approves numerous requests each year for second residential units and hardship mobile homes. As of September 14, 2000, the County had approved 374 second units, and as of December 2002, the County has approved 104 hardship mobile homes. The density bonus provision was used in the Colonial Village and Auburn Court apartment projects.

2.12 The County will amend the current *Density Bonus Ordinance* to conform to the requirements of State law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent of the units are available to low-income households.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Amended Ordinance that conforms to State law
Objective:	50 lower income units constructed under the Density Bonus Ordinance

STATUS - Completed. The amendment to the *Density Bonus Ordinance* was completed in the *Zoning Ordinance Update* in 1995. The Redevelopment Agency has provided approximately \$35,000 in fee subsidies to the Auburn Court project in exchange for long-term affordability covenants. Six developments have utilized the density bonus Silver Bend, Auburn Court, Terracina Oaks, Oaks of Auburn, Colonial Village, and Snowcap Apartments.

2.13 The County will amend the *Zoning Ordinance* to allow the relaxation of certain development standards as incentives for affordable housing projects. The specific standards which will be evaluated include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.

- Reduction in street widths.
- Reduction in turning radius on cul-de-sacs.
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
- Limiting the requirement for sidewalks to one side of the street and reducing the width requirement.
- Reduction in plant container size and density of plantings within landscaped areas of high-density residential projects.
- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high density residential projects when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc.
- Increased flexibility in evaluating a project's architectural conformity to the *Placer County Design Guidelines Manual*. The design review should encourage simple projects, which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Reduction in setback requirements.
- Increase in the allowable height of buildings for affordable housing projects.
- Increase in the allowable lot coverage for affordable housing projects.

When evaluating possible reductions in development standards to encourage lower income housing, the County will also consider public health, safety, and other important values such as adequate open space in projects.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	Zoning Ordinance amendment

STATUS – Ongoing. The reduction in specific development standards is evaluated on a case-by-case basis.

- 2.14 The County will adopt a new *Density Bonus Ordinance* to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households, may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain rentals in the affordable price range for at least 20 years.

Responsible Agency/Department:	Planning Department
Timeframe:	1993
Funding:	General Fund (already allocated)
Expected Outcome:	New <i>Density Bonus Ordinance</i>
Objective:	1,700 rental units including those produced through the density bonus program.

STATUS – Partially completed. The *Density Bonus Ordinance* has been revised to reflect current State law. The County relies on the State law provision, which requires that the units remain affordable for 20 years. Six developments have utilized the density bonus Silver Bend, Auburn Court, Terracina Oaks, Oaks of Auburn, Colonial Village, and Snowcap Apartments.

- 2.15 The County will adopt an ordinance or resolution waiving 50 percent of the development-related fees for projects in which 10 percent of the units are affordable to very low-income households, or 20 percent of the units are affordable to low-income households. The fee waiver shall apply only to fees over which the County has direct control. Fees that involve obligations to other jurisdictions or that could jeopardize payment of obligations for infrastructure development may be exempted. The ordinance or resolution may also allow greater waivers as an additional incentive on a case-by-case basis.

Responsible Agency/Department:	County Administrator's Office, with Planning, Building, RDA, Public Works, Parks, and Health
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Revised fee ordinance or resolution

STATUS - Completed. The Board of Supervisors adopted Resolution (96-57), which states that fee waivers may be considered for housing projects where 20 percent of the units are available for low-income households or 10 percent of the units are available for very low-income households. The following may be waived:

- a) 50 percent of the application processing fees.
- b) A waiver or reduction of service of mitigation fees may only be considered when an alternative funding source is identified to pay the required fees.

Fees have been waived under this program for several affordable housing projects: Auburn Court apartments, Brook Crest, Hidden Glen, and Colonial Village. In February 2001, the RDA loaned \$39,000 and the County loaned \$61,000 to Auburn Courts in the form of deferred loans. The \$39,000 was to cover a portion of the development impact fees. In addition, fees have been waived or reduced for building permits for low-income households using CDBG rehabilitation loans (approximately 30 permits since 1998).

- 2.16 If redevelopment areas are adopted and agencies activated, at least 20 percent of the tax increment funds will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for very low-income households.

Responsible Agency/Department:	Redevelopment Agency (if created)
Time Frame:	1995 and ongoing
Funding:	Tax increment
Expected Outcome:	Lower income housing
Objective:	250 units

STATUS - Completed. The County has established three redevelopment areas in the County: North Auburn, Sunset, and North Lake Tahoe. The adopted Housing Strategy targets very low-income households. Redevelopment Funds have been used in a CDBG grant to assist in housing rehabilitation in the Kings Beach area and to pay mitigation fees on behalf of a low-income apartment project. (See discussion of the Redevelopment Agency in Section 5 and Table 5-3.)

- 2.17 The County will work with TRPA to establish a framework for consideration of changes to the *TRPA Code of Ordinances* that will facilitate the construction of affordable housing.

Responsible Agency/Department:	Planning Department, TRPA
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Adopt changes in the TRPA Code to allow more affordable housing

STATUS – Completed. Two separate studies of this issue did not result in changing the TRPA Code of Ordinances.

- 2.18 The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department:	RDA
Time Frame:	1995
Funding:	Various
Expected Outcomes:	Establish trust fund

STATUS - Completed. The County has established a Housing Trust Fund. This fund has been used to partially offset mitigation fees for the Auburn Court apartment project. The Housing Trust Fund had approximately \$950,000 as of February 2002.

- 2.19 Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.

Responsible Agency/Department:	RDA
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Letters to financial institutions

STATUS - Completed

- 2.20 The County will develop guidelines for the administration of Policies A.11 and A.12 and distribute the policies to affected property owners and developers. Such guidelines will be subject to Board review and approval prior to implementation.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Guidelines

STATUS – Completed. The County has worked with a number of developments to implement this policy and has conditioned numerous projects to either pay an in-lieu fee or have the housing constructed on-site.

- 2.21 The County will investigate and, where deemed eligible, apply for State and Federal monies for low-income housing construction and rehabilitation. Once a housing authority is established, the authority will be the County's principal coordinator for the screening and targeting of projects and potential funding sources. Until a housing authority is established, the Community Services Department will continue to assess potential affordable housing projects and funding sources, such as, but not limited to, the current CDBG program. Once a nonprofit housing corporation is operating in the Placer County area, the County will coordinate with the nonprofit to sponsor applications and, when appropriate, to apply directly for funding for affordable housing.

Responsible Agency/Department:	RDA
Time Frame:	Ongoing depending on appropriate funding programs and realistic projects.
Funding:	General Fund, Technical Assistance Grants
Expected Outcome:	Applications for State and Federal funding for affordable housing.

STATUS – Ongoing. The Redevelopment Agency administers several programs designed to assist with the construction and rehabilitation of low-income housing.

- 2.22 The County will prepare a *Zoning Ordinance* Amendment to implement Policy A.18 requiring new resorts to provide housing.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	New Ordinance

STATUS – In process. The proposed *Zoning Ordinance* amendment is in the 99/00 staff work program. Four projects (Resort-at-Squaw Creek I and II, Lahontan, and the Village-at-

Squaw Valley) have been or will be conditioned to provide employee housing. See Table 3-14 for a description of current workforce housing projects.

- 2.23 Placer County will continue to implement the policies and requirements of the *Placer County Design Guidelines Manual* and *Community Design Elements* of the various community plans.

Responsible Agency/Department:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued implementation of <i>Design Guidelines</i>

STATUS – Ongoing. Development projects are reviewed on a case-by-case basis to implement the *Design Guidelines Manual* and the *Community Design Elements* of the various community plans.

- 2.24 The County will apply annually for CDBG rehabilitation funds.

Responsible Agency/ Department:	RDA
Time Frame:	Ongoing
Funding:	CDBG
Expected Outcome:	CDBG applications annually
Objective:	150 units rehabilitated

STATUS – Ongoing. CDBG rehabilitation funds have assisted approximately 30 low-income households since 1998. The County received a \$175,800 grant in 1998 for housing rehabilitation in Kings Beach. In 2001, the County loaned \$250,000 to Snow Cap View Apartments for rehabilitation of 80 at risk units serving low income households and extending the affordability covenants an additional 15 years. In addition, the County has a 2002 CDBG rehabilitation grant to assist low-income households in Foresthill, Kings Beach, and Tahoe Vista with rehabilitation.

- 2.25 The County will adopt an Ordinance requiring tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an Ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The Ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households.

Responsible Agency/Department:	RDA
Time Frame:	1994
Funding:	General Fund
Expected Outcomes:	New Ordinance

STATUS – The County has not adopted an Ordinance requiring tenant notification, instead, the County will rely on the provisions in State law regarding notification and relocation.

- 2.26 The County will adopt a *Mobile Home Conversion Ordinance*. Such an Ordinance shall:
- a. Discourage the permanent loss of mobile homes;
 - b. Provide long-term notice to tenants prior to conversion;
 - c. Provide options for tenant purchase;
 - d. Shall require relocation assistance for households displaced when such a conversion is approved; and
 - e. Conform to other applicable provisions of State law.

Responsible Agency/Department:	Planning Department
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Zoning Ordinance amendment

STATUS - The County has not adopted such an Ordinance. The County will rely on the provisions provided by State law. However, the Auburn/Bowman Community Plan contains a set of provisions (Pg. 22-23), which requires the applicant of a mobile home park conversion or closure to be responsible for the relocation of displaced persons.

- 2.27 Through the Department of Community Services, the County will continue to subcontract to HCD to administer Section 8 assistance in the County. If a public housing authority is created, this authority will assume direct administration of the project. The public housing authority will, at the earliest possible date, apply for an increase in Section 8 certificates/vouchers directly to the Federal Department of Housing and Urban Development (HUD).

Responsible Agency/Department:	Housing Authority
Time Frame:	Ongoing
Funding:	Section 8 administrative fees earned
Expected Outcome:	Continued and expanded Section 8 voucher program
Objective:	250 Section 8 certificates/vouchers

STATUS – Completed- The Placer County Housing Authority does not contract with the HCD to administer their Section 8 program. In 1999 the Housing Authority successfully competed for the first additional voucher award since the inception of the Housing Authority. (Vouchers increased to 276)

- 2.28 The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of

units, the type of government program, and the date at which the units may convert to market-rate dwellings.

At such time, as a housing authority is created to serve the unincorporated County, the housing authority shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.

Responsible Agency/Department:	RDA
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

STATUS – The County maintains a list of government-subsidized housing projects in the County. However, this list does not contain all the additional information required by this implementation policy (i.e. type of government program, conversion date, etc.) at present, the County does not have a system to obtain this information.

- 2.29 The County will add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market-rate units as described in Policy D.2.

Responsible Agency/Department:	Housing Authority
Time Frame:	1993
Funding:	General Fund
Expected Outcome:	Revisions to all housing incentive and regulatory programs.

STATUS – Not completed. The County will rely on State and Federal regulations regarding such notices.

- 2.30 The County will continue to implement the incentive programs for senior housing, including the *Density Bonus Ordinance*.

Responsible Agency/Department:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continue existing incentives
Objectives:	400 new housing units for seniors. Increase the capacity of congregate care facilities to 100 persons.

STATUS – Completed. The *Zoning Ordinance* has been revised to reflect State law. The Village at Granite Bay Assisted Living was approved for 110 beds and the Blue Oaks senior project was approved for 89 units.

- 2.31 The County will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.

Responsible Agency/Department: Planning Department
 Time Frame: Ongoing
 Funding: General Fund
 Expected Outcome: Continue existing program
 Objective: 15 group housing projects for disabled persons

STATUS – Ongoing. The *Zoning Ordinance* permits this activity as a matter of right. Three care homes have been approved.

- 2.32 The County will continue to contribute toward emergency shelter programs for the area, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department: HHS
 Time Frame: Ongoing
 Funding: General Fund/State Emergency Shelter Program
 Expected Outcome: Continued use of the armory for emergency shelter

STATUS – Ongoing. Since 1999, the County contributes to the Winter Homeless Voucher Program administered through the Auburn/Roseville Salvation Armies. Competitively awarded Community Services Block Grant (CSBG) funds have been used for several years for additional housing vouchers, women's shelters, and other housing related services.

- 2.33 The County will work with TRPA to identify suitable sites and operating framework for a homeless shelter/emergency shelter in the Lake Tahoe area.

Responsible Agency/Department: HHS
 Time Frame: Ongoing
 Funding: General Fund
 Expected Outcome: Identification of suitable sites for emergency shelters in the Lake Tahoe region.

STATUS – Ongoing. See 2.32 comments.

- 2.34 The County will continue to implement provisions of the *Subdivision Map Act* that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department
 Time Frame: Ongoing
 Funding: General Fund

Expected Outcome: New subdivisions that are oriented for solar access, to the extent practical

STATUS – Ongoing. Projects are reviewed on a case-by-case basis.

- 2.35 The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
 Time Frame: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential Building Permits

STATUS – Ongoing. The Building Department provides this information.

- 2.36 As part of the *General Plan Update*, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department
 Time Frame: Ongoing
 Funding: General Fund (already funded)
 Expected Outcome: Policies that encourage efficient energy use.

STATUS – Ongoing. These issues will be addressed during the Community Plan updates. One of the primary planning principles of the *Auburn/Bowman Community Plan* is to establish firm urban growth boundaries for the creation of a compact, efficient, and functional community.

- 2.37 The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department
 Time Frame: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential Building Permits
 Objective: 2,000 additional weatherized units

STATUS – Ongoing. The Building Department provides this information.

- 2.38 The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide information regarding housing and tenant rights through the Department of Community Services Office and through the Placer County Library Information Referral Line.

Responsible Agency/Department:	Housing Authority/Placer County Library
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of information regarding equal access to housing.

STATUS – Ongoing. The County currently also uses CSBG funds to contract with Legal Assistance Services of Northern California (LSNC). However, CSBG funding is competitive, There is no dedicated source of County funding to contract with LSNC for housing and tenant rights counseling.

- 2.39 The County will refer people experiencing discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department:	Housing Authority/Placer County Library
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of information

STATUS—See 2.38 comment.

APPENDIX B: PERSONS CONSULTED

Anderson, Bev. Placer Caring Connection, Auburn, CA.

Auerbach, Joanne. Housing Program Coordinator, Placer County Redevelopment Agency, Auburn, CA.

Avey, Michelle. Salvation Army Social Services, Auburn, CA.

Bledsoe, Mark. Housing Resource Specialist, Placer Independent Resource Services, Auburn, CA.

Bonitata, Mark. Capitol Management & Investment, Auburn, CA.

Boudier, Bill. Deacon, Parochial Associate, Saint Rose Church, Roseville, CA.

Clevenger, Larry. Senior GIS Technician, Placer County Planning Department, Auburn, CA.

Combs, William. Principal Planner, Placer County Planning Department, Auburn, CA.

Critchlow, Janice. The Greater Collaborative for Children and Families, Auburn, CA.

Daniels, Charlene. Senior Planner, Placer County Planning Department, Auburn, CA.

Denton, Kathie, LCSW. Program Supervisor, Placer County Department of Health and Human Services, Auburn, CA.

Eichar, Peter. Associate Planner, Tahoe Regional Planning Agency, Long Range Planning Division.

Engelbrecht, Ann. Executive Director, Roseville Home Start Inc., Roseville, CA.

Gibson, Arla. Executive Director, Peace for Families, Auburn, CA.

Graves, Edward F. Director, Placer County Office of Economic Development, Auburn, CA.

Hale, Jack. California Senior Legislature Assemblyman, Auburn, CA.

Harris, Mike. Code Enforcement Officer, Placer County Building Department, Auburn, CA.

Hibbard, Tanya. Placer Independent Resource Services, Auburn, CA.

Kastan, Steve. Tahoe Field Deputy for Supervisor Bloomfield, Carnelian Bay, CA.

Langford, Gina L. Senior Planner, Placer County Planning Department, Auburn, CA.

O'haver Michael. Redevelopment Specialist. Placer County Redevelopment Agency, Auburn, CA.

Pearson, Shelly. DMB/Highlands Group, LLC, Truckee, CA.

Perry, Stewart. Program Manager, Placer County Department of Health and Human Services, Auburn, CA.

Richie, Karen. Systems Advocacy Coordinator, Placer Independent Resource Services, Auburn, CA.

Rideout, Mark. Property Manager, Placer County Facility Services, Auburn, CA.

Shonkwiler, Jan. City of Roseville Housing and Redevelopment Department, Roseville, CA.

Serrano, Joe. Senior Redevelopment Specialist-Housing, Placer County Redevelopment Agency, Auburn, CA.

Spann, William R. Vice President, Affordable Housing Development Corporation, Clovis, CA.

Taylor, Amor. Director of Public Policy Services, California Foundation for Independent Living Centers, Sacramento, CA.

Thompson, Paul. Senior Planner, Placer County Planning Department, Auburn, CA

Wells, Michael. Associate Planner, Placer County Planning Department, Auburn, CA.

Whitaker, W.H. Managing Attorney, Legal Services of Northern California. Auburn, CA.

Williams, Glenda Vandemark. Management Analyst, Placer County Department of Health and Human Services, Auburn, CA.

Williams, Nancy. Section 8 Housing, Department of Health and Human Services, Auburn, CA.

Yeager, Fred. Planning Director, Placer County, Auburn, CA.

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